

PARKLAND SUMMARY			
CATEGORY	DESCRIPTION	LOT#	Area (AC)
< 1.0 AC			
TOTAL	(< 1.0 AC)		0.00
1.0 - 2.0 AC			
TOTAL	(1.0 - 2.0 AC)		0.00
2.0 - 5.0 AC			
TOTAL	(2.0 - 5.0 AC)		0.00
5.0 - 10.0 AC			
TOTAL	(5.0 - 10.0 AC)		0.00
> 10.0 AC	PUBLIC OPEN SPACE	29	10.68
TOTAL	(> 10.0 AC)		10.68
<b>TOTAL PRIVATE AND PUBLIC PARKLAND</b>			<b>10.68</b>

LOT SETBACKS	
FRONT	25'
REAR	25'
SIDE	15'
R.O.W. WIDTHS	
LOCAL	60' OR AS SHOWN
PAVEMENT WIDTHS	
LOCAL	20' OR AS SHOWN

# SILVER CREEK SUBDIVISION

## DRIPPING SPRINGS, HAYS COUNTY, TEXAS

**OWNER/DEVELOPER:** SOUTHERN LAND COMPANY  
3990 HILLSBORO PIKE, SUITE 400  
NASHVILLE, TN 37215  
(615) 778-2889

**CONTACT:** BRIAN SEWELL, CHIEF OPERATING OFFICER

**ENGINEER:** DOUCET & ASSOCIATES  
7401 B HWY. 71 WEST, SUITE 160  
AUSTIN, TEXAS 78735  
(512) 583-2600

**CONTACT:** RICHARD PHAM, P.E.

**LAND SURVEY:** MATKIN HOOVER  
ENGINEERING & SURVEYING  
3303 SHELL ROAD, SUITE 3  
GEORGETOWN, TEXAS 78628  
(512) 868-2244

**CONTACT:** KYLE L. PRESSLER, R.P.L.S.

**UTILITY PROVIDERS:** WATER: PUBLIC WATER WELL  
WASTEWATER: SEPTIC  
ELECTRIC: PEDERNALES ELECTRICAL COOPERATIVE  
GAS: TEXAS GAS SERVICE


**JURISDICTION:** CITY OF DRIPPING SPRINGS ETJ

**LEGAL DESCRIPTION:** A 70.00 ACRE TRACT OF LAND, LOCATED IN PART OF THE MARCUS D. RAPER SURVEY, ABSTRACT NO. 394, IN HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 45.90 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 21054605, AND ALL OF A CALLED 46.85 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 21054605, BOTH OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

**SITE AREA:** 70.00 ACRES

**WATERSHED:** THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

**FLOODPLAIN:** ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS, COMMUNITY PANEL NUMBER 4803210106F, DATED SEPTEMBER 2, 2005. A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN.

**SUBMITTED BY:**   
RICHARD PHAM, P.E.

**ORIGINAL SUBMITTAL DATE:** AUGUST 19, 2022

PUBLIC ROADWAY TABLE					
STREET NAME	CLASSIFICATION	R.O.W.	PAVEMENT WIDTH	RIBBON CURB (2)	CL LENGTH
SILVER CREEK ROAD	COUNTRY LANE	60'	20'	Y	2,574 LF
SKYWARD LANE	COUNTRY LANE	60'	20'	Y	2,090 LF

- NOTES:**
- OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS DRAINAGE EASEMENTS FOR STORMWATER AND WATER QUALITY FACILITIES (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
  - UTILITIES WILL BE PROVIDED BY THE FOLLOWING:  
WATER - PUBLIC WATER WELL  
WASTEWATER - SEPTIC  
ELECTRICITY - P.E.C.  
GAS - TEXAS GAS SERVICE
  - FINAL DETERMINATION FOR EASEMENTS TO BE DETERMINED WITH FINAL PLAT AND CONSTRUCTION PLANS.
  - STORM WATER SHALL BE CONVEYED VIA DRAINAGE EASEMENTS.
  - DESIGN STANDARDS PER CITY OF DRIPPING SPRINGS STANDARDS AND HAYS COUNTY STANDARDS.
  - A 15 FT. PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
  - NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
  - 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.
  - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
  - ALL (NEW) TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND.
  - 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.
  - A PROPERTY OWNERS ASSOCIATION WILL BE CREATED BY RESTRICTIVE COVENANTS AND MUST BE SUBMITTED TO THE CITY AT THE TIME OF FINAL PLAT.
  - THE REDUCED WATER QUALITY BUFFER ZONES FULLY CONTAINS THE 100-YR FLOODPLAIN.
  - IMPERVIOUS COVERAGE OVER THE ENTIRE DEVELOPMENT WILL BE LIMITED TO NO MORE THAN 20% TOTAL.
  - THE AREA ADJACENT TO THE TOP OF THE BLUFF FOR A DISTANCE OF AT LEAST 100-FT (100 FT NATIVE BUFFER) WILL BE CLEARED OF CEDARS AND RE-SEEDED WITH NATIVE CENTRAL TEXAS DRAUGHT TOLERANT GRASSES. GRASS MIX SHALL BE APPROVED BY THE CITY.
  - A TREE SURVEY SHALL BE SUBMITTED WITH THE CONSTRUCTION PLANS FOR THE DEVELOPMENT PER SUB. ORD. SECTION 28.06.059.
  - WITHIN THE 100 FT NATIVE BUFFER, ALL HEALTHY OAK TREES 8 INCHES IN DIAMETER AND LARGER SHALL REMAIN.
  - THE STREETS WILL BE OF OPEN SWALE DESIGN WITH RIBBON CURB AND GRASS-LINED DITCHES CONSISTENT WITH WQO 22.05.015(D)(2). CURB AND GUTTER AND PIPED STORM SYSTEMS WILL NOT BE UTILIZED.

STATE OF TEXAS  
COUNTY OF HAYS  
CITY OF DRIPPING SPRINGS

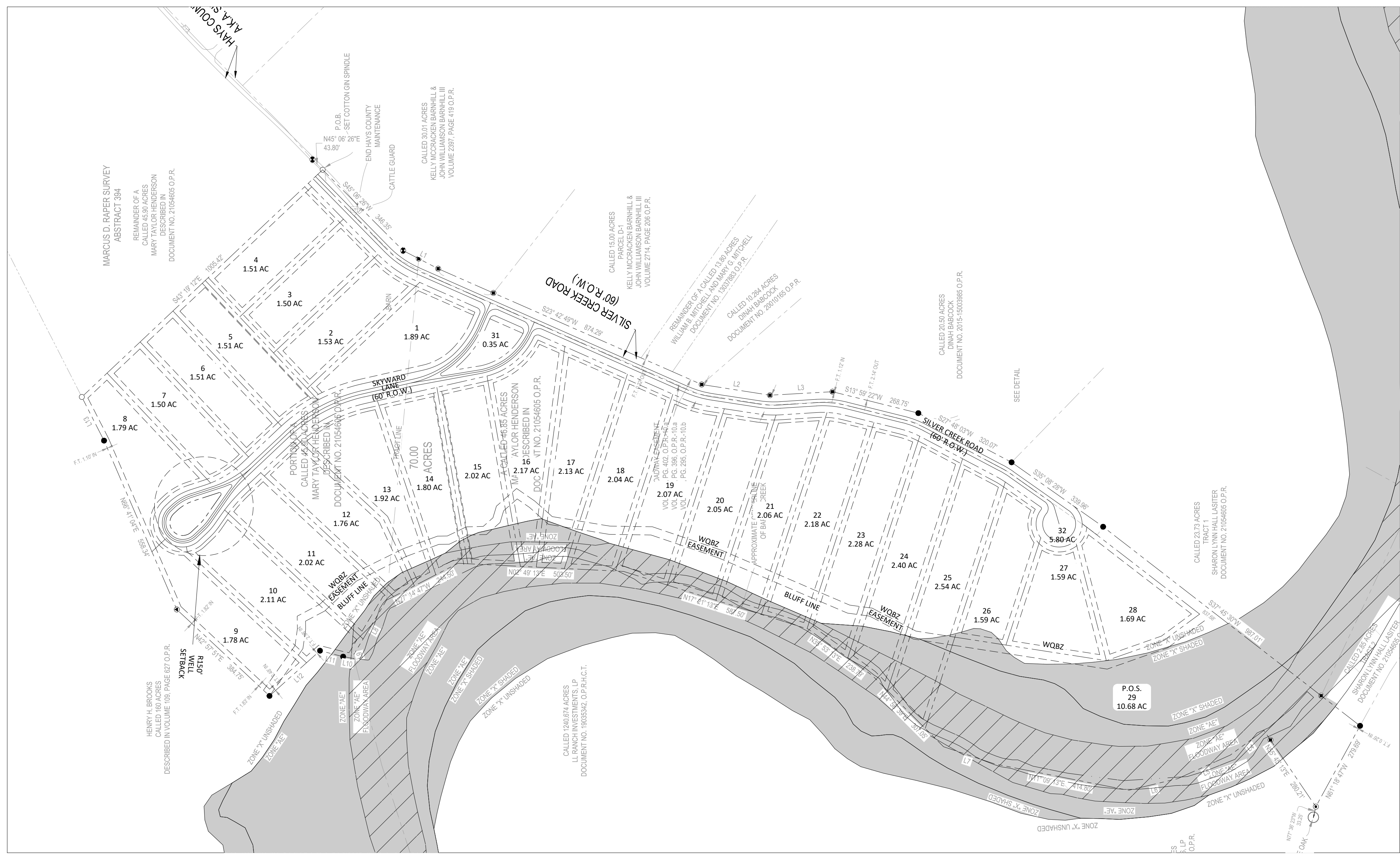
THIS PRELIMINARY PLAT, SILVER CREEK SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

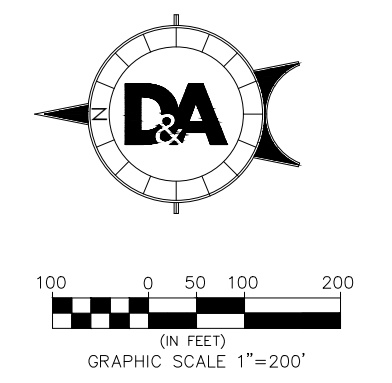
APPROVED, THIS DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_

P&Z CHAIR OR VICE CHAIR

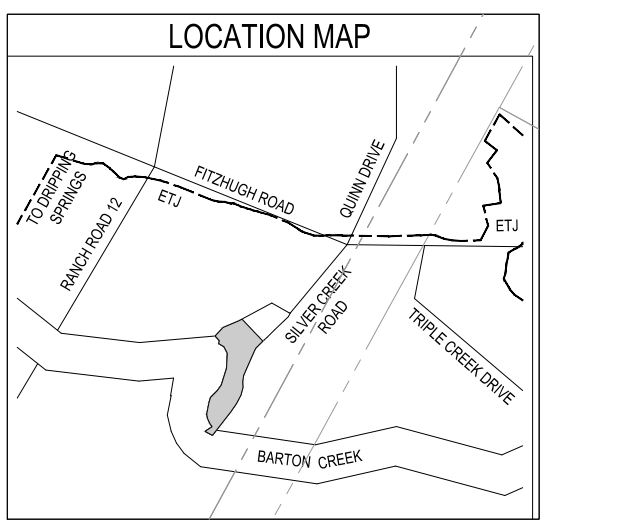
ATTEST:  
ANDREA CUNNINGHAM, CITY SECRETARY





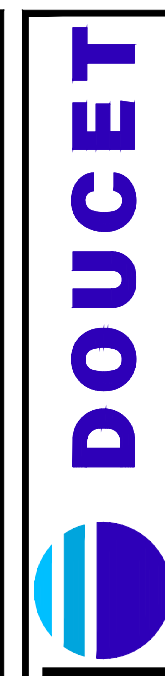
LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⬇ SIGN
- ⬇ POWER POLE
- ⬇ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- WETLAND CRITICAL ENVIRONMENTAL FEATURE (CEF)
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE
- WQBZ WATER QUALITY BUFFER ZONE
- FEMA 100-YR FLOODPLAIN



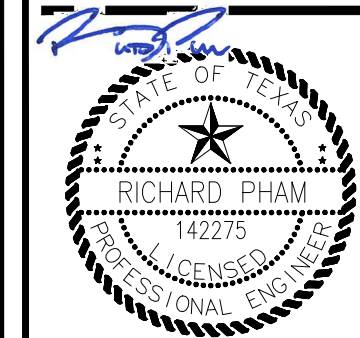
SITE DATA TABLE		
TOTAL SITE AREA		70.0 AC
TOTAL RESIDENTIAL LOTS	28	52.94 AC
PUBLIC OPEN SPACE	1	10.68 AC
HOA LOTS	2	0.58 AC
STREET R.O.W.		4,664 LF
R.O.W. ACREAGE		5.80 AC

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 Plot Date/Time: Oct 31, 22, 4:43:03



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

OVERALL PRELIMINARY PLAT



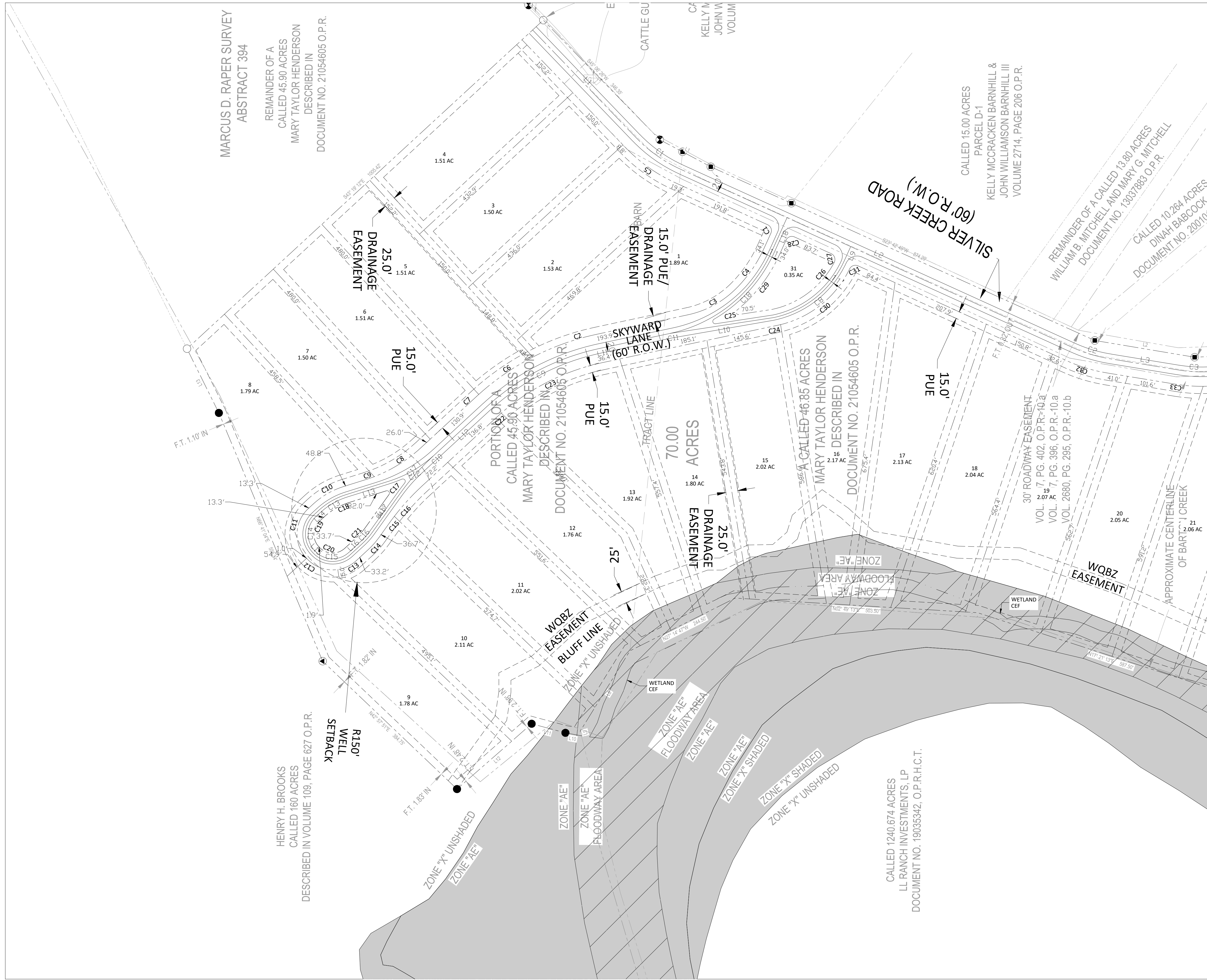
10/31/2022

Designed: RP  
Drawn: JS  
Reviewed: TB  
Date:

SHEET  
**1**

Project No.:  
2408-002

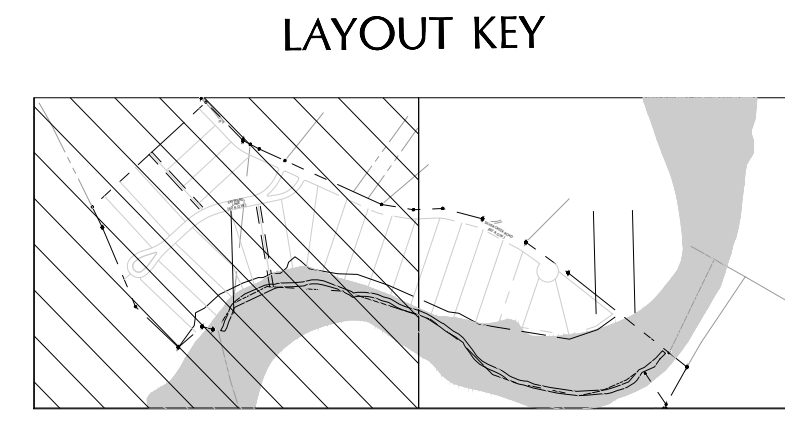
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 Plot Date/Time: Oct 31 22 14:31:13



GRAPHIC SCALE: 1"=100'

**LEGEND**

- IRON ROD FOUND
- FIRE HYDRANT
- SIGN
- POWER POLE
- DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
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**DOUCET**  
 Civil Engineering // Enfillements // Geospatial  
 7401 B. Highway 71 W. Ste. 140  
 Austin, TX 78735, Tel: (512)-583-2600  
 www.doucetengineers.com  
 TBPE Firm Number: 3937  
 TBPELS Firm Number: 10105800

**PRELIMINARY PLAT I**

**SOUTHERN LAND COMPANY**  
 SILVER CREEK SUBDIVISION  
 HAYS COUNTY, TEXAS 78620

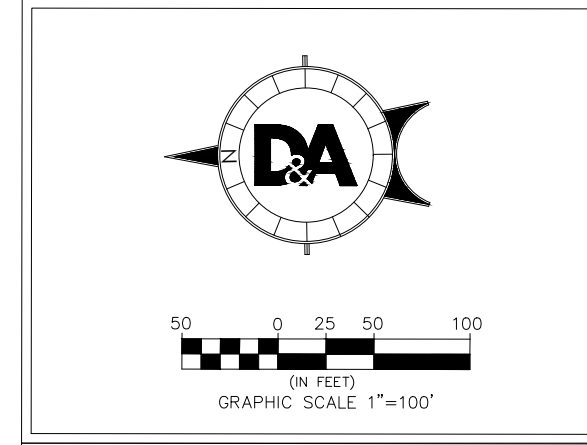
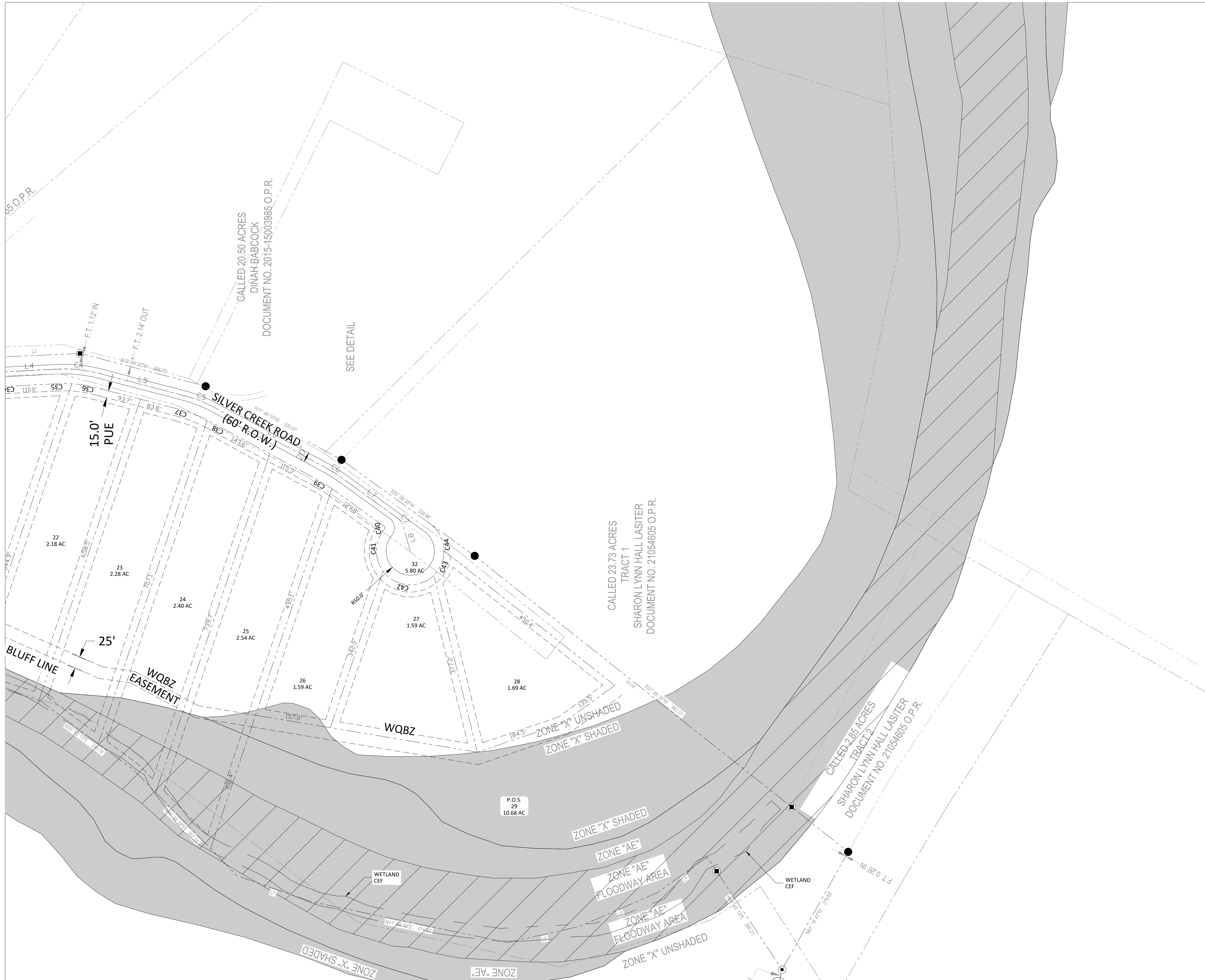
10/31/2022

Designed: RP  
 Drawn: JS  
 Reviewed: TB  
 Date:

**SHEET**  
**2**

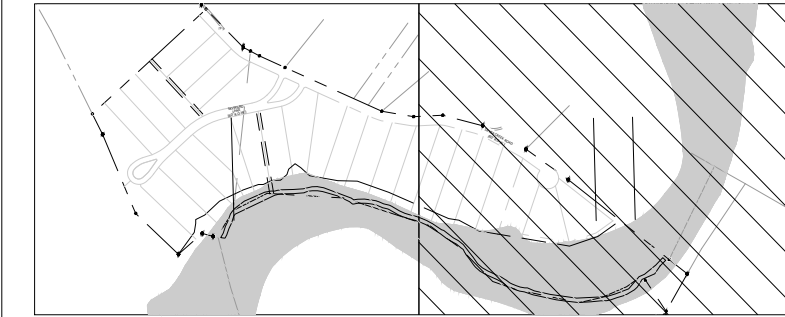
Project No.:  
 2408-002

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LEGEND	
●	IRON ROD FOUND
⊕	FIRE HYDRANT
⊙	SIGN
⊖	POWER POLE
⊥	DOWN GUY
---	SUBDIVISION BOUNDARY
---	LOT LINES
---	BUILDING SETBACK LINE
---	EASEMENTS
---	PROPOSED RIGHT OF WAY
---	PROPOSED FACE OF CURB
---	EXISTING CONTOURS
---	WETLAND CRITICAL ENVIRONMENTAL FEATURE (CEF)
P.P.D.	PUBLIC PARKLAND DEDICATION
P.O.S.	PUBLIC OPEN SPACE
WQBZ	WATER QUALITY BUFFER ZONE
■	FEMA 100-YR FLOODPLAIN

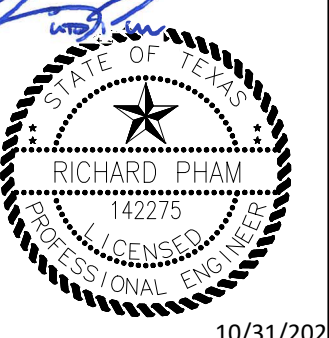
LAYOUT KEY



**DOUCET**  
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 7401 B. Highway 71 W. Ste. 140  
 Austin, TX 78735, Tel: (512)-583-2600  
 www.doucetengineers.com  
 TBPE Firm Number: 3937  
 TBPELS Firm Number: 10105800

PRELIMINARY PLAT II

**SOUTHERN LAND COMPANY**  
 SILVER CREEK SUBDIVISION  
 HAYS COUNTY, TEXAS 78620



Designed: RP  
 Drawn: JS  
 Reviewed: TB  
 Date:

SHEET  
**3**

Project No.:  
 2408-002

SILVER CREEK ROAD			
Number	Length	Radius	Line/Chord Direction
L1	310.490		S45° 30' 56.29"W
C1	114.286	300.000	S34° 36' 07.65"W
L2	892.536		S23° 49' 30.55"W
C2	81.864	300.000	S16° 00' 27.83"W
L3	142.680		S08° 41' 07.74"W
C3	64.592	300.000	S02° 31' 02.72"W
L4	109.952		S03° 39' 02.30"E
C4	92.363	300.000	S05° 10' 09.67"W
L5	177.578		S13° 59' 21.64"W
C5	72.316	300.000	S20° 53' 42.14"W
L6	258.935		S27° 48' 02.64"W
C6	38.434	300.000	S31° 28' 15.14"W
L7	142.490		S35° 08' 27.64"W
C7	23.650	35.000	S54° 29' 57.03"W
L8	51.645		S73° 51' 26.41"W

Sunset Bluff Main			
Number	Length	Radius	Line/Chord Direction
L9	32.566		N66° 17' 11.00"W
C8	194.373	207.750	N39° 28' 59.49"W
L10	211.414		N09° 18' 57.79"W
C11	11.742	200.000	N10° 59' 52.88"W
L11	144.285		N12° 40' 47.98"W
C9	267.384	500.000	N27° 59' 59.90"W
L12	146.128		N43° 19' 11.83"W
C10	4.809	249.913	N42° 46' 07.99"W

Sunset Bluff CDS			
Number	Length	Radius	Line/Chord Direction
C12	105.460	250.000	N30° 07' 58.82"W
L13	93.237		N18° 02' 53.49"W
C13	66.161	150.000	N30° 41' 02.66"W
L14	13.322		N43° 19' 11.83"W
C14	86.394	55.000	N88° 19' 11.83"W
L15	1.901		S46° 40' 48.17"W
C15	86.394	55.000	S01° 40' 48.17"W
L16	33.734		S43° 19' 11.83"E
C16	30.636	150.000	S49° 10' 15.87"E
L17	100.104		S55° 01' 19.92"E
C17	102.121	500.000	S49° 10' 15.87"E

Sunset Bluff Entrance			
Number	Length	Radius	Line/Chord Direction
L18	77.274		N66° 17' 10.99"W
C18	280.682	300.000	N39° 28' 59.49"W

PARCEL CURVE TABLES					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.79'	13.25'	89° 53' 24"	S68° 46' 09.78"W	18.72'
C2	140.65'	530.00'	15° 12' 36"	N20° 16' 57.71"W	140.24'
C3	112.50'	200.00'	32° 13' 48"	N28° 47' 40.17"W	111.02'
C4	105.50'	282.75'	21° 22' 48"	N55° 35' 52.05"W	104.88'
C5	125.68'	330.00'	21° 49' 12"	S34° 36' 19.08"W	124.92'
C6	136.72'	530.00'	14° 46' 48"	N35° 16' 31.80"W	136.34'
C7	6.05'	530.88'	0° 39' 0"	N42° 59' 34.01"W	6.05'
C8	114.71'	300.00'	21° 54' 36"	N32° 27' 39.69"W	114.02'
C9	18.11'	300.00'	3° 27' 36"	N19° 46' 39.56"W	18.11'
C10	73.38'	167.52'	25° 6' 0"	N30° 35' 52.08"W	72.79'
C11	114.38'	72.50'	90° 23' 24"	N88° 07' 21.53"W	102.89'
C12	70.69'	72.50'	55° 51' 36"	S18° 44' 46.20"W	67.93'
C13	43.69'	72.50'	34° 31' 48"	S26° 26' 57.26"E	43.03'
C14	34.21'	167.50'	11° 42' 0"	S49° 10' 15.87"E	34.15'
C15	17.02'	500.00'	1° 57' 0"	S54° 02' 48.58"E	17.02'
C16	85.60'	500.00'	9° 48' 36"	S48° 10' 02.20"E	85.50'
C17	12.48'	5.00'	143° 1' 12"	S53° 27' 53.56"W	9.48'
C18	58.44'	132.50'	25° 16' 12"	S30° 41' 02.66"E	57.97'
C19	58.90'	37.50'	90° 0' 0"	N01° 40' 48.17"E	53.03'
C20	58.90'	37.50'	90° 0' 0"	S88° 19' 11.83"E	53.03'
C21	27.06'	132.50'	11° 42' 0"	N49° 10' 15.87"W	27.02'
C22	14.02'	470.00'	1° 42' 36"	S42° 27' 56.26"E	14.02'
C23	237.33'	470.00'	28° 55' 48"	S27° 08' 44.34"E	234.81'
C24	10.56'	214.90'	2° 49' 12"	S12° 48' 21.37"E	10.56'
C25	13.03'	5.00'	149° 20' 24"	N65° 21' 18.34"E	9.64'
C26	166.31'	190.58'	50° 0' 0"	N37° 50' 04.46"W	161.09'
C27	21.58'	13.25'	93° 20' 24"	S70° 29' 41.20"W	19.28'
C28	20.84'	13.25'	90° 6' 36"	S21° 13' 51.23"E	18.76'
C29	145.70'	317.25'	26° 18' 36"	S53° 07' 48.26"E	144.42'
C30	190.46'	214.90'	50° 52' 12"	S39° 36' 14.52"E	184.29'
C31	20.24'	13.25'	87° 31' 48"	S19° 56' 18.27"E	18.33'
C32	89.92'	330.00'	15° 36' 36"	S16° 01' 09.31"W	89.64'
C33	56.58'	330.00'	9° 49' 12"	S03° 46' 24.53"W	56.51'
C34	14.47'	330.00'	2° 30' 36"	S02° 23' 40.48"E	14.47'
C35	30.84'	270.00'	6° 32' 24"	S00° 22' 43.18"E	30.82'
C36	52.29'	270.00'	11° 6' 0"	S08° 26' 28.79"W	52.21'
C37	61.57'	270.00'	13° 4' 12"	S20° 31' 19.39"W	61.44'
C38	3.52'	270.00'	0° 45' 0"	S27° 25' 39.89"W	3.52'
C39	32.25'	270.00'	6° 50' 24"	S31° 13' 19.35"W	32.23'
C40	8.19'	5.00'	93° 49' 12"	S82° 02' 58.77"W	7.30'
C41	93.11'	70.00'	76° 12' 36"	N89° 08' 53.36"W	86.40'
C42	119.11'	70.00'	97° 29' 24"	S03° 59' 58.30"W	105.25'
C43	56.41'	70.00'	46° 10' 12"	S67° 49' 59.33"E	54.90'
C44	64.98'	70.00'	53° 10' 48"	N62° 29' 16.26"E	62.67'

Local Roadway Table		
Street Name	Silver Creek Road	Blue Sky Court
Classification	Local Road	Local Road
R.O.W. Width	60'	60'
Pavement Width	20'	20'

Drawing: C:\pw\_working\cham\pnam\0138745\2408002-PR.dwg  
 User: RPHAM Oct 31 2: 14:04  
 Plot Date/Time: Oct 31 2: 14:12:24



DATA TABLES

SOUTHERN LAND COMPANY  
 SILVER CREEK SUBDIVISION  
 HAYS COUNTY, TEXAS 78620



Designed: RP  
 Drawn: JS  
 Reviewed: TB  
 Date:

SHEET  
 4

Project No.:  
 2408-002