

PARKLAND SUMMARY			
CATEGORY	DESCRIPTION	LOT#	Area (AC)
<1.0 AC	PRIVATE OPEN SPACE	1	0.17
	PUBLIC PARKLAND	24	0.59
	PUBLIC PARKLAND	23	0.54
	PRIVATE PARKLAND	19	0.43
	PUBLIC PARKLAND	47	0.51
	PUBLIC PARKLAND	47	0.03
	PUBLIC PARKLAND	45	0.73
	PUBLIC PARKLAND	39	12.03
	PUBLIC PARKLAND	48	24.07
	PUBLIC PARKLAND	29	38.00
1.0-2.0 AC	PRIVATE OPEN SPACE	29	0.50
	PUBLIC PARKLAND	29	0.80
	PUBLIC PARKLAND	27	2.20
	PUBLIC PARKLAND	27	0.30
	PUBLIC PARKLAND	27	0.07
	PUBLIC PARKLAND	36	11.04
	PUBLIC PARKLAND	14	11.31
	TOTAL	20	5.12
	PUBLIC PARKLAND	37	33.18
	PUBLIC PARKLAND	1	1.10
PUBLIC PARKLAND	42	1.35	
TOTAL	5	4.34	
2.0-3.0 AC	PUBLIC PARKLAND	1	4.15
	PUBLIC PARKLAND	2	3.73
	PRIVATE PARKLAND	1	3.08
	PRIVATE OPEN SPACE	8	3.17
	PRIVATE OPEN SPACE	53	2.86
	PRIVATE OPEN SPACE	49	3.21
	PUBLIC PARKLAND	38	3.39
	PUBLIC PARKLAND	41	11.37
	PRIVATE OPEN SPACE	43	4.22
	TOTAL	7	31.57
5.0-10.0 AC	PUBLIC PARKLAND	B35-14	7.38

LOT SETBACKS	
FRONT	10'
REAR	10'
SIDE	5'
CORNER	7.5'

R.O.W. WIDTHS	
ALLEY	20'/28'
LOCAL	50'
COLLECTOR	70'

PAVEMENT WIDTHS	
LOCAL	28'
COLLECTOR	32'

BIG SKY RANCH SUBDIVISION

HAYS COUNTY, TEXAS WITHIN
THE DRIPPING SPRINGS ETJ

OWNER/DEVELOPER: MATTHEW SCRIBNER
HERITAGE HOMES
9920 BUSINESS PARK DRIVE, SUITE 250
AUSTIN, TEXAS 78759
(512)955-0409

CONTACT: MATTHEW SCRIBNER

ENGINEER: DOUCET & ASSOCIATES
7401 B HWY. 71 WEST, SUITE 300
AUSTIN, TEXAS 78735
(512) 583-2600

CONTACT: CHRIS A. REDD, PE - MANAGING ENGINEER

LAND SURVEY: DOUCET & ASSOCIATES, INC.
7401 B HWY. 71 WEST, SUITE 300
AUSTIN, TEXAS 78735
(512) 583-2600

CONTACT: GARRETT CAVALUOLO, RPLS.

UTILITY PROVIDERS: WATER: DRIPPING SPRINGS WATER SUPPLY CORP.
WASTEWATER: CITY OF DRIPPING SPRINGS
ELECTRIC: MIDLANDS ELECTRICAL COOPERATIVE
TELEPHONE: FRONTIER COMMUNICATIONS

JURISDICTION: CITY OF DRIPPING SPRINGS
1/2 MILE EXTRA TERRITORIAL JURISDICTION (ETJ)

NOTE: THIS PROJECT IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR SCOTT RANCH APPROVED BY THE CITY OF DRIPPING SPRINGS AND RECORDED AS DCOB 18028627, DATED JULY 10, 2018 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (OPRHCT).

LEGAL DESCRIPTION: BEING A 2115 ACRES (918,300 SQUARE FEET) TRACT OF LAND OUT OF THE IV. DAVIS, JR. PREEMPTION SURVEY, ABSTRACT NUMBER 673, AND THE PHILIP A. SMITH SURVEY NUMBER 26, ABSTRACT 418, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 2910 ACRES TRACT, DESCRIBED TO CYNOSURE CORPORATION, AS RECORDED IN VOLUME 258, PAGE 123 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 2004 ACRES TRACT, DESCRIBED TO HERITAGE HOMES OF TEXAS, L.L.C. AS RECORDED IN DOCUMENT NUMBER 18036474 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

SITE AREA: 2115 ACRES

BENCHMARK: WENCH WOOD FOUND IN THE NORTH LINE OF THAT CALLED 2723-ACRE TRACT DESCRIBED TO KATHERINE BERKLEY CANNON, ET. AL. IN VOLUME 198, PAGE 81 DEED, FOR THE SOUTHWEST CORNER OF THAT CALLED 1576-ACRE TRACT DESCRIBED TO CITY OF DRIPPING SPRINGS AS RECORDED IN VOLUME 174, PAGE 289 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (OPRHCT).

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

FLOODPLANE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48209C0015, DATED SEPTEMBER 3, 2006, NO PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN THE 100-YEAR FLOOD PLAIN.

SUBMITTED BY: CHRIS A. REDD, PE

ORIGINAL SUBMITTAL DATE: JANUARY 12, 2018
RESUBMITTAL DATE: AUGUST 10, 2020

RESUBMITTAL DATE: AUGUST 14, 2018
RESUBMITTAL DATE: SEPTEMBER 10, 2018

PUBLIC ROADWAY TABLE					
STREET NAME	R.O.W.	PAVEMENT	CS&G	CLENGTH	SIDEWALK
APACHE MOUNTAIN DRIVE	50'	28"	Y	609.22 LF	BOTH SIDES 4' WIDE
BARRETT PEAK LANE	50'	28"	Y	1,429.55 LF	BOTH SIDES 4' WIDE
BEACH MOUNTAIN ROAD	50'	28"	Y	1,049.33 LF	BOTH SIDES 4' WIDE
CAPTOTE PEAK COVE	50'	28"	Y	1,375.90 LF	BOTH SIDES 4' WIDE
CATHEDRAL MOUNTAIN DRIVE	50'	28"	Y	1,375.90 LF	BOTH SIDES 4' WIDE
COYOTE PEAK LANE	50'	28"	Y	1,041.95 LF	BOTH SIDES 4' WIDE
DAVIS MOUNTAINS ROAD	50'	28"	Y	397.40 LF	BOTH SIDES 4' WIDE
DELAWARE MOUNTAIN TERRACE	50'	28"	Y	1,304.83 LF	BOTH SIDES 4' WIDE
DIABLO RIM TERRACE	50'	28"	Y	568.72 LF	BOTH SIDES 4' WIDE
DOME PEAK TERRACE	50'	28"	Y	878.87 LF	BOTH SIDES 4' WIDE
EAGLE MOUNTAIN TRAIL	50'	28"	Y	2,286.02 LF	BOTH SIDES 4' WIDE
FORT SUMNER ROAD	50'	28"	Y	1,740.5 LF	BOTH SIDES 4' WIDE
FOUNDER'S PARK ROAD	50'	32"	Y	372.33 LF	8' WIDE TRAIL
FRANKLIN MOUNTAINS ROAD	50'	28"	Y	1,324.30 LF	BOTH SIDES 4' WIDE
GLASS MOUNTAINS WAY	50'	28"	Y	1,028.41 LF	BOTH SIDES 4' WIDE
LEONARD MOUNTAIN DRIVE	50'	28"	Y	598.72 LF	BOTH SIDES 4' WIDE
LONE PEAK WAY	70'	32"	Y	3,731.72 LF	8' WIDE SIDEWALK & 4' WIDE SIDEWALK
LOTT MINE PEAK LANE	50'	28"	Y	1,671.55 LF	BOTH SIDES 4' WIDE
MCKITTERTY RIDGE STREET	50'	28"	Y	900.28 LF	BOTH SIDES 4' WIDE
MOUNT LOCKE ROAD	50'	28"	Y	686.79 LF	BOTH SIDES 4' WIDE
OLD BLUE MOUNTAIN COVE	50'	28"	Y	798.43 LF	BOTH SIDES 4' WIDE
RANGER PEAK ROAD	50'	28"	Y	349.85 LF	BOTH SIDES 4' WIDE
SANTOOTH MOUNTAIN WAY	50'	28"	Y	2,143.64 LF	BOTH SIDES 4' WIDE
SIERRA BLANCA ROAD	50'	28"	Y	771.02 LF	BOTH SIDES 4' WIDE
STAR MOUNTAIN LANE	50'	28"	Y	1,014.13 LF	BOTH SIDES 4' WIDE
SUE PEAKS LOOP	50'	28"	Y	3,816.78 LF	BOTH SIDES 4' WIDE

NOTES:

- ALL PROPOSED COLLECTOR STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4' WIDE CONCRETE SIDEWALK ALONG ONE SIDE OF THE STREET, AND AN 8' WIDE CONCRETE TRAIL ON THE OTHER.
- ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4' WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
- OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS AND DRAINAGE EASEMENTS (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
- UTILITIES WILL BE PROVIDED BY THE FOLLOWING:
WATER - DRIPPING SPRINGS W.S.C.
WASTEWATER CITY OF DRIPPING SPRINGS/PRIVATE
ELECTRICITY - P.E.C.
- FINAL DETERMINATION FOR EASEMENTS TO BE DETERMINED WITH FINAL PLAT AND CONSTRUCTION PLANS.
- STORM WATER SHALL BE CONVEYED VIA DRAINAGE EASEMENTS.
- DESIGN STANDARDS FOR CITY OF DRIPPING SPRINGS STANDARDS AS MODIFIED BY APPROVED DEVELOPMENT AGREEMENT.
- NO CITY 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 ON PILES 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.
- STREET LIGHTING WILL COMPLY WITH LIGHTING ORDINANCE [SDA 3.11].
- CONSTRUCTION ACCESS SHALL BE VIA RO. SHELTON BLVD.

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT, BIG SKY RANCH SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS DAY OF _____, 2018.

BY: _____

MAYOR OR MAYOR PRO TEM.

ATTEST: _____

ANDREA CUNNINGHAM, CITY SECRETARY

SITE DATA TABLE	
TOTAL SITE AREA	211.05 AC
RESIDENTIAL LOTS A (34' X 115')	282 28.06 AC
RESIDENTIAL LOTS B (45' X 120')	368 61.55 AC
RESIDENTIAL LOTS C (60' X 120')	155 34.61 AC
TOTAL RESIDENTIAL LOTS	805 124.26 AC
PUBLIC PARKLAND	15 28.20 AC
PRIVATE OPEN SPACE	11 14.54 AC
PRIVATE PARKLAND	2 4.16 AC
STREET R.O.W.	30,387 LF
NUMBER OF BLOCKS	54

TOTAL PHASE ONE AREA	
RESIDENTIAL LOTS A (34' X 115')	70.20 AC
RESIDENTIAL LOTS B (45' X 120')	104 10.38 AC
RESIDENTIAL LOTS C (60' X 120')	85 13.82 AC
PUBLIC PARKLAND	67 14.74 AC
PUBLIC PARKLAND	4 8.20 AC
PRIVATE OPEN SPACE	3 6.95 AC
PRIVATE PARKLAND	0 0.00 AC

TOTAL PHASE TWO AREA	
RESIDENTIAL LOTS A (34' X 115')	35.92 AC
RESIDENTIAL LOTS B (45' X 120')	130 12.69 AC
RESIDENTIAL LOTS C (60' X 120')	58 8.24 AC
RESIDENTIAL LOTS C (60' X 120')	0 0.00 AC
PUBLIC PARKLAND	5 1.67 AC
PRIVATE OPEN SPACE	1 0.89 AC
PRIVATE PARKLAND	1 3.06 AC

TOTAL PHASE THREE AREA	
RESIDENTIAL LOTS A (34' X 115')	80.07 AC
RESIDENTIAL LOTS B (45' X 120')	0 0.00 AC
RESIDENTIAL LOTS C (60' X 120')	137 26.32 AC
RESIDENTIAL LOTS C (60' X 120')	88 19.89 AC
PUBLIC PARKLAND	6 18.33 AC
PRIVATE OPEN SPACE	6 6.39 AC
PRIVATE PARKLAND	0 0.00 AC

TOTAL PHASE FOUR AREA	
RESIDENTIAL LOTS A (34' X 115')	24.86 AC
RESIDENTIAL LOTS A (34' X 115')	48 5.01 AC
RESIDENTIAL LOTS B (45' X 120')	88 13.17 AC
RESIDENTIAL LOTS C (60' X 120')	0 0.00 AC
PUBLIC PARKLAND	0 0.00 AC
PRIVATE OPEN SPACE	1 0.81 AC
PRIVATE PARKLAND	1 3.10 AC

DA DOUCET & ASSOCIATES
Civil Engineering - Eminent - Surveying/Mapping
7401 B. Highway 71, Suite 160
Dripping Springs, TX 78620
www.doucetengineers.com
Pm Registration Number: 1317

OVERALL PRELIMINARY PLAT

**BIG SKY RANCH
PRELIMINARY PLAT
DRIPPING SPRINGS, TX**



EXHIBIT
F

Designed: **JL & JR**
Drawn: **RS**
Reviewed: **CAR**
Date: **8-10-2020**

SHEET
1
OF 7

Project No: **1691-002**

Drawn: C. Van Arman, Project: 1691-002-PP-01, 8/10/2020, 8:58 AM, 13.49
User: MATHIEP
Plot Date/Time: Aug 10, 2020 - 1:04:16