

**ENGINEERS SUMMARY LETTER
PARTIAL VACATION AND
REPLAT OF LOT 1, HOWARD
RANCH COMMERCIAL
FINAL PLAT
CBD#4931**

The partial vacation and re-plat of Lot 1, Howard Ranch Commercial is a single Lot Subdivision consisting of 7.50 acres of land. The project is located in the City of Dripping Springs. HR Commercial is being platted as a single lot subdivision out of the Howard Ranch Preliminary Plat. An amendment to the Development Agreement between the Applicant and the City of Dripping Springs regarding the dedication of Right-of-Way on W FM 150 has been finalized and the plat complies with it. The purpose of the re-plat is to remove note#20, removing the restriction that the only access to TXDOT ROW would come from Ranch Road 12. A driveway to FM150 will be allowed by TXDOT.

As per the approval of the Howard Ranch Preliminary Plan this tract is allowed 80% impervious cover. The tract is located in the Contributing zone of the Edwards Aquifer. A CZP application to TCEQ will be required prior to the commencement of any construction activity. A site development application for site plan approval will be required from the City of Dripping Springs, ESD #6, and Dripping Springs Water Supply Corporation. This project will be grandfathered from current code by Local Government Code (LGC) Chapter 245. Any re-plat will negate the grandfathering. The building set back line shown along W FM150 is in compliance with the Development Agreement Amendment.

Drainage from this site will be discharge into the adjacent tributary of Onion Creek. A water quality pond is currently under construction with The Gardens at Howard Ranch. This pond has been sized to treat runoff from this tract. There is a CWQZ setback shown adjacent to the tract along with a 100 year floodplain. The design of the drainage system will be submitted at the site development stage. Water for this tract will come from an existing Dripping Springs Water Supply Corporation 12" waterline in RR 12 and an 8" waterline located adjacent to the creek in an easement. The wastewater will serve this tract as it is available per the terms of the wastewater agreement. A letter of service request was previously submitted to the City of Dripping Springs under the name Village at Howard Ranch.

All improvements will be in compliance with the City of Dripping Springs and TCEQ. The improvements will be reviewed with the site plan application.



CBD, Inc.
F-3791