

**PRELIMINARY PLAT OF  
GATEWAY VILLAGE,  
DRIPPING SPRINGS  
HAYS COUNTY, TEXAS**

BLUE BLAZES DEVELOPMENT LLC  
REMAINDER OF TRACT A-3  
VISTA TRACT 14, P.H.C.T. A  
VOL. 5085, PG. 737  
P.H.C.T.  
VESTING DEED  
VOL. 5085, PG. 737  
O.P.H.C.T.

BLUE BLAZES DEVELOPMENT LLC  
LOT 4, BLOCK A  
BLUE BLAZES RANCH  
BLUE BLAZES RANCH  
DOC. NO. 18010223  
P.H.C.T.

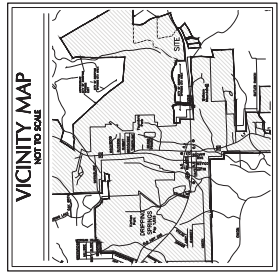
BLUE BLAZES DEVELOPMENT LLC  
LOT 4, BLOCK B  
BLUE BLAZES RANCH  
BLUE BLAZES RANCH  
DOC. NO. 18010223  
P.H.C.T.

BLUE BLAZES DEVELOPMENT LLC  
LOT 4, BLOCK C  
BLUE BLAZES RANCH  
BLUE BLAZES RANCH  
DOC. NO. 18010223  
P.H.C.T.

BLUE BLAZES DEVELOPMENT LLC  
LOT 4, BLOCK D  
BLUE BLAZES RANCH  
BLUE BLAZES RANCH  
DOC. NO. 18010223  
P.H.C.T.

BLUE BLAZES DEVELOPMENT LLC  
LOT 4, BLOCK E  
BLUE BLAZES RANCH  
BLUE BLAZES RANCH  
DOC. NO. 18010223  
P.H.C.T.

BLUE BLAZES DEVELOPMENT LLC  
LOT 4, BLOCK F  
BLUE BLAZES RANCH  
BLUE BLAZES RANCH  
DOC. NO. 18010223  
P.H.C.T.

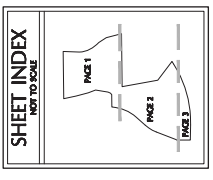


**LEGEND**

PHASE BOUNDARY LINE	---
STRAK LINE	---
EASEMENT LINE	---
APPROXIMATE SURVEY LINE	---
POINT OF BEGINNING	○
VOL.	P.O.B.
BK.	BK.
BOOK	BK.
PAGE	PAGE
DRAINAGE EASEMENT	D.E.
UTILITY EASEMENT	U.E.
PUBLIC PARK DISTRICT	P.P.D.
PRIVATE OPEN SPACE	P.O.S.
BUILDING SETBACK LINE	B.S.L.
PUBLIC UTILITY EASEMENT	P.U.E.
W.O.B.Z	W.O.B.Z
WATER QUALITY BUFFER ZONE	W.Q.B.Z
CONTRIBUTION OF LOWER AQUIFERS	C.L.A.
HAYS COUNTY, TEXAS	H.C.T.
DEED RECORDS	D.R.
DEED RECORDS, TEXAS	D.R., TEXAS
OPEN SPACE	O.S.

**PRELIMINARY**

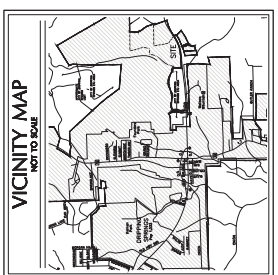
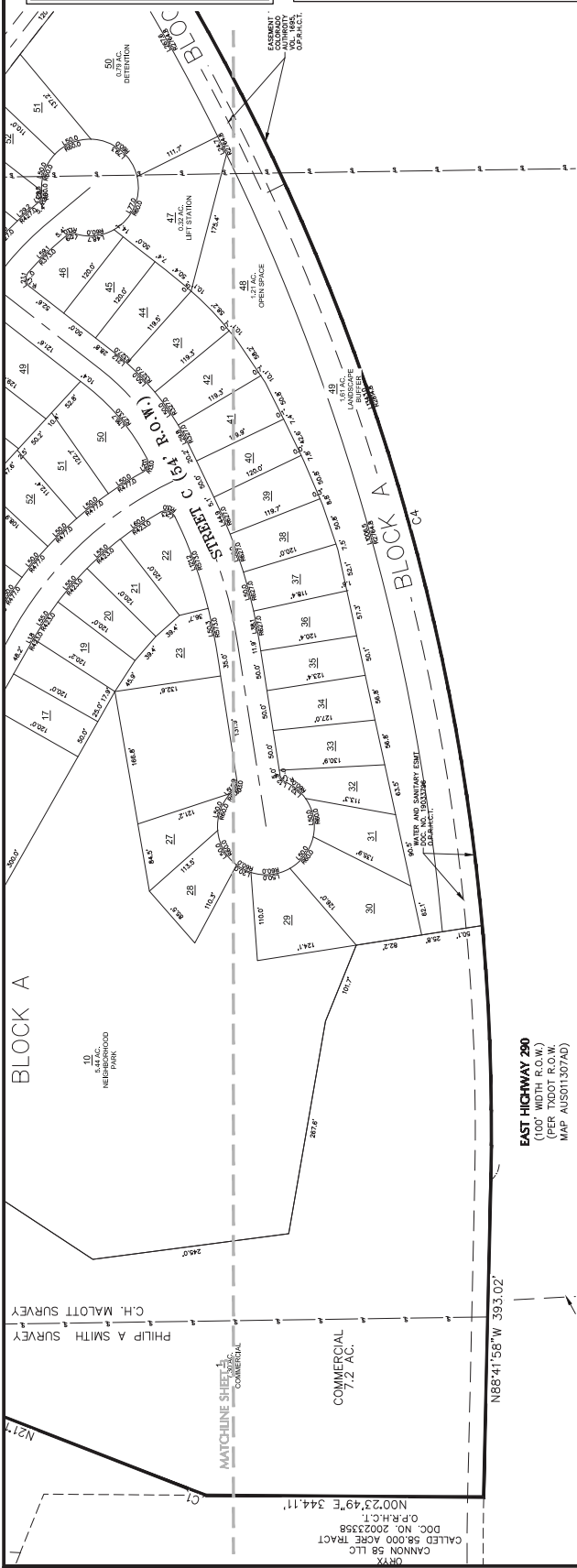
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR REFERRED TO IN ANY MANNER AS A FINAL SURVEY DOCUMENT.



**DOUCET**

Civil Engineering // Entitlements // Geospatial  
7401 B, Highway 71 W, Ste. 160  
Austin, TX 78735; Tel: (612)-583-2400  
www.doucetengineers.com  
TBPELS Firm Number: 3937  
Survey Date: 09/23/2022

Date: 06/16/2023  
Scale: 1" = 100'  
Drawn by: SWP  
Reviewed: DF  
Project: 2511-001  
Sheet: 3 OF 4  
Field Book: N/A  
Party Chair: ADM

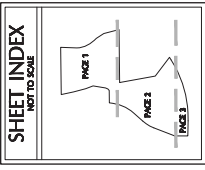


**LEGEND**

- PHASE BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- APPROXIMATE SURVEY LINE
- POINT OF BEGINNING
- VOLUME
- BOOK
- PAGE
- DRAINAGE EASEMENT
- RIGHT-OF-WAY
- PUBLIC PARK DISTRICT
- PRIVATE OPEN SPACE
- BUILDING SETBACK LINE
- SETBACK LINE
- MOBIL HOME
- WATER QUALITY BUFFER ZONE
- PLAT RECORDS, HAYS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- DEPT. OF TRANSPORTATION, HAYS COUNTY, TEXAS
- OPEN SPACE
- O.S.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED IN THE PUBLIC RECORDS UNTIL IT HAS BEEN USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



**EAST HIGHWAY 290**  
 (100' WIDTH R.O.W.)  
 (PER TxDOT R.O.W.)  
 MAP AU5011.3077AD

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	26.37'	943.00'	138°54.7"	N20°28'08"E	26.27'
C2	332.63'	943.00'	207°23.7"	N37°22'20"E	330.91'
C3	681.06'	1,057.00'	36°55'03"	N23°07'06"E	669.34'
C4	1,659.68'	2,814.79'	33°46'59"	S74°24'06"W	1,635.74'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N04°33'35"E	12.85'
L2	N50°38'14"E	53.17'
L3	N21°13'11"E	64.75'
L4	S05°15'07"E	86.61'
L5	S16°28'50"E	73.40'
L6	S03°28'59"E	14.21'
L7	S11°47'08"E	7.00'
L8	S22°31'47"E	32.14'
L9	S27°26'26"E	141.30'
L10	S57°28'55"W	79.36'

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 GATEWAY VILLAGE,  
 DRIPPING SPRINGS  
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 Project: 2511-001  
 Sheet: 6 OF 4  
 Field Book: N/A  
 Party Chief: ADM  
 Survey Date: 09/23/2022

X:\Departments\Geospatial\Projects\Y465-003 Common North East - Purvis\GD\CityVector - Entities\GSI-001 Gateway Village Prelim Plat\_Surf\PROJECTS\YZ.dwg