

# FINAL PLAT OF BIG SKY RANCH PHASE ONE 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 186.25 ACRES IN THE PHILLIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415 IN HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 18036374 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 69.820 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

## FINAL PLAT OF BIG SKY RANCH PHASE ONE 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 HEREON.

WITNESS MY HAND THIS THE 11<sup>th</sup> DAY OF DECEMBER, A.D. 2019.

*Matthew Scrivener*  
MATTHEW SCRIVENER  
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 SCRIVENER, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 11<sup>th</sup> DAY OF DECEMBER, A.D. 2019.

*Meranda S. Perkins*  
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



## OWNER'S ACKNOWLEDGMENT:

THE STATE OF TEXAS  
THE COUNTY OF HAYS

KNOW ALL ME BY THESE PRESENTS:

THAT THE CITY OF DRIPPING SPRINGS, BEING THE OWNER OF 4.15 ACRES IN THE PHILLIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415 IN HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 19045270 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

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 HEREON.

WITNESS MY HAND THIS THE 12 DAY OF December, A.D. 2019.

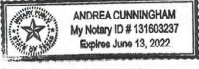
*Todd Purcell*  
TODD PURCELL  
MAYOR, CITY OF DRIPPING SPRINGS

THE STATE OF TEXAS  
THE COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND THE STATE, ON THIS DAY PERSONALLY APPEARED TODD PURCELL, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 12 DAY OF December, A.D. 2019.

*Andrea Cunningham*  
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



## FINAL PLAT NOTES:

- THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS.
- THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- ACCESS TO AND FROM LOT 1 SHALL ONLY BE PERMITTED FROM ONE STREET.
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON MAP NUMBER 48206C0105F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- WATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
- ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
- ELECTRIC SERVICE WILL BE PROVIDED BY THE FERNANDES ELECTRIC COOPERATIVE.
- TELEPHONE SERVICE WILL BE PROVIDED BY SPECTRUM.
- GAS SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICES.
- MINIMUM REAR SETBACK SHALL BE 10'
- MINIMUM FRONT SETBACK SHALL BE 10'
- MINIMUM INTERIOR SIDE YARD SETBACKS SHALL BE 5'
- MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 7.5'
- ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS AS AMENDED BY PPD NO.10.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED COMMUNITY WATER SYSTEM.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED ORGANIZED WASTEWATER SYSTEM.
- 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.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
- 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.
- 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.
- TWO SHADE TREES WILL BE REQUIRED FOR EACH RESIDENTIAL LOT PER THE CITY OF DRIPPING SPRINGS LANDSCAPE ORDINANCE.
- THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE PARK.
- 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.
- THIS DEVELOPMENT IS SUBJECT TO DRIPPING SPRINGS ORDINANCE 2018-24, PLANNED DEVELOPMENT DISTRICT NO. 10-BIG SKY.
- ALL PROPOSED COLLECTOR STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4' WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
- ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4' WIDE CONCRETE SIDEWALK ALONG ONE SIDE 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.
- A 10 FT. PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, THAT OBSTRUCT OR LIMIT FLOW 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.
- STREET LIGHTING WILL COMPLY WITH LIGHTING ORDINANCE [SRDA 3.11].
- PARK AND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED WITHIN THIS DEVELOPMENT THROUGH A COMBINATION OF PRIVATE AND PUBLIC PARK LAND AND OPEN SPACE.
- ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT.
- 30' LANDSCAPE BUFFER EASEMENT ALONG LOTS 14, 15, 17 BLOCK G, LOTS 1, 3, 4, 5 BLOCK B, LOTS 9, 10, 11, 21, 22 BLOCK 53, IS TO REMAIN UNTOUCHED NATIVE VEGETATION.
- LOT 8, BLOCK 1, IS DEDICATED TO THE CITY OF DRIPPING SPRINGS AS DEDICATED PARKLAND TO MEET THE TEXAS PARKS AND WILDLIFE DEPARTMENT CONVERSION REQUIREMENTS, AS AGREED TO IN THE BIG SKY RANCH DEVELOPMENT AGREEMENT PER DOC NO. 180281021 O.P.R.H.C.

## DEVELOPMENT NOTE:

THIS DEVELOPMENT IS SUBJECT TO ORDINANCE 2018-24 PPD No. 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, PROSPECTIVE 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 RENEWABLE WATER SOURCE. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM OR TO AN INDIVIDUAL ON-SITE SEWAGE FACILITY WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS ENVIRONMENTAL HEALTH DEPARTMENT. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MADE.

*Chad Gilpin*  
CHAD GILPIN  
CITY ENGINEER

12-11-19  
DATE

STATE OF TEXAS  
CITY OF DRIPPING SPRINGS  
HAYS COUNTY, TEXAS

BIG SKY RANCH PHASE ONE, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT OF ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09, AND IS HEREBY APPROVED ADMINISTRATIVELY.

*Michelle Fischer*  
MICHELLE FISCHER, CITY ADMINISTRATOR OF DRIPPING SPRINGS

12/11/19  
DATE

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 TRULY 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.

*Garrett Cavaliolo*  
GARRETT CAVAILOLO  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6714  
DOUCET & ASSOCIATES, INC.  
GCVAILOLO@DOUCETENGINEERS.COM



STATE OF TEXAS  
COUNTY OF TRAVIS

I, JENNIFER J. PAISLEY, 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. 48559C 0105F, EFFECTIVE DATE SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY, CHANNELIZED AND 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.

*Jennifer J. Paisley*  
JENNIFER J. PAISLEY  
LICENSED PROFESSIONAL ENGINEER  
STATE OF TEXAS NO. 91100



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 27 DAY OF January, A.D. 2020 AT 11:41 O'CLOCK A. M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN

BOOK NO. 20003043

WITNESS MY SEAL OF OFFICE, THIS THE 27 DAY OF January, A.D. 2020.

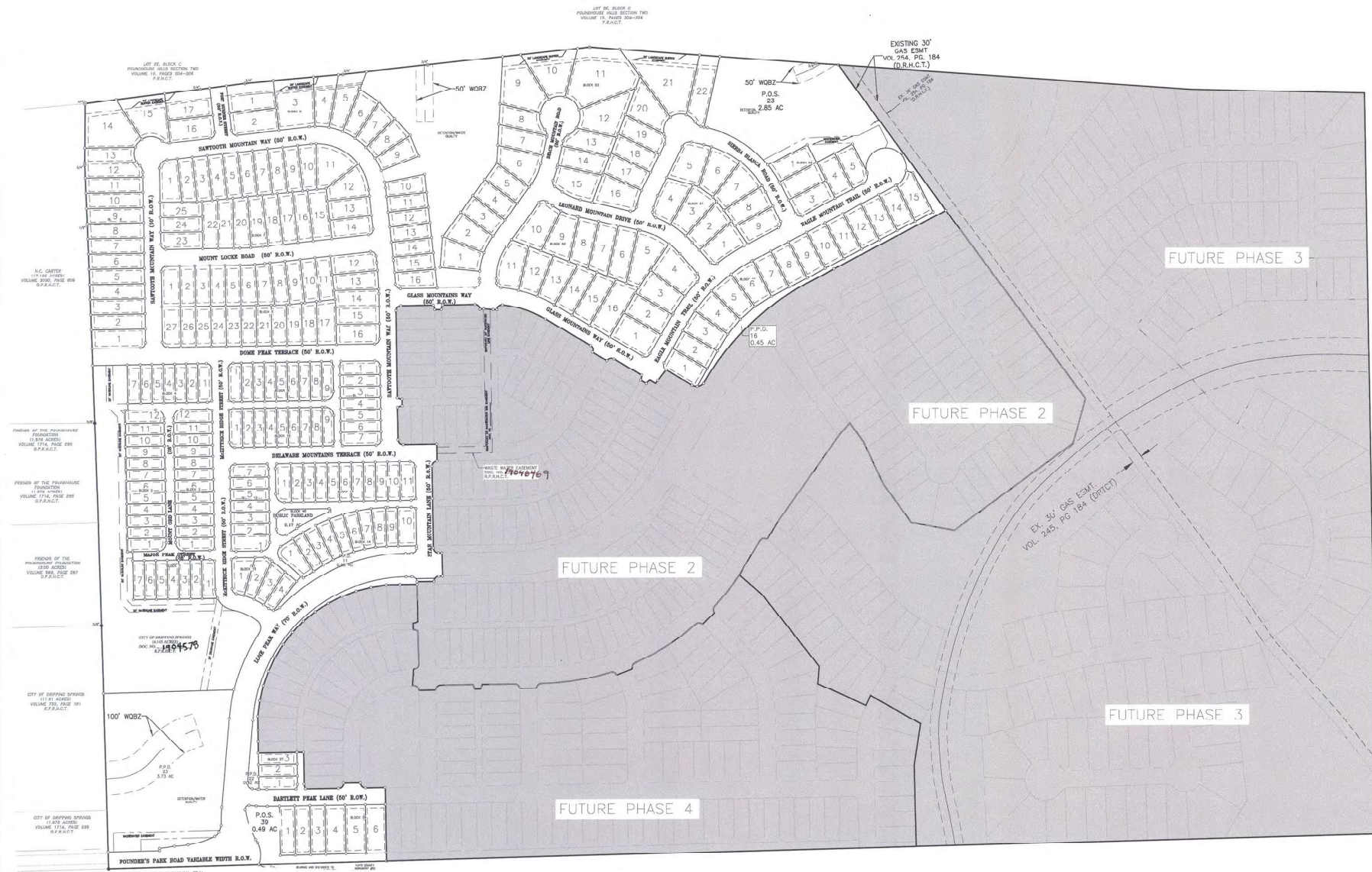
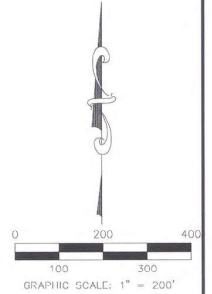
*Elaine H. Cardenas*  
ELAINE H. CARDENAS, M.B.A., PH.D., COUNTY CLERK  
HAYS COUNTY, TEXAS



## DRIPPING SPRINGS, HAYS COUNTY, TEXAS

<p><b>DOUCET &amp; ASSOCIATES</b> Civil Engineering - Planning - Geospatial 7401 B. Highway 71 W. Suite 160 Austin, Texas 78735, Phone: (512)-583-2600 www.doucetengineers.com TBPLS Firm #10105800 / TBPE Firm #3937</p>	Date: 12/11/2019
	Scale:
	Drawn by: JMH
	Reviewed by: GC
	Project: 1601-002
	Sheet: 1 OF 7
	Field Book: -
	Party Chief: JSM
	Survey Date: 01-30-2019

# FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS



SITE DATA TABLE	
	200.40
REQUIRED	200.40
ALLOWABLE	69.82
PHASE ONE	69.82
TOTAL	200.40

Type A RESIDENTIAL LOTS	Type B RESIDENTIAL LOTS	Type C RESIDENTIAL LOTS	RESIDENTIAL LOTS	COLLECTOR ROAD (LF)	LOCAL ROAD (LF)	ALLEYS (LF)	STREFT/SIDWALK I.C. (AC)	L.U.E.'s Average Lot Size 6,641 SF (0.15 AC)	LOTS I.C. (AC)	Amenity Center & Misc.	IMPERVIOUS COVER		PARKLAND			TOTAL (not including SWAP)	
											IMPERVIOUS COVER (AC)	IMPERVIOUS COVER (%)	Public Parkland	Private Open Space	Private Parkland		Parkland Swap
780		70	756	1580	10158	2557	11.55	256	17.09	0.20	100.20	50.00%	4.11	7.14	0.00	4.15	7.68
											28.84	14.39%	4.11	7.14	0.00	4.15	7.68

**DRIPPING SPRINGS, HAYS COUNTY, TEXAS**

**DOUCET & ASSOCIATES**  
Civil Engineering - Planning - Geospatial  
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Austin, Texas 78735, Phone: (512)-583-2600  
www.doucetengineers.com  
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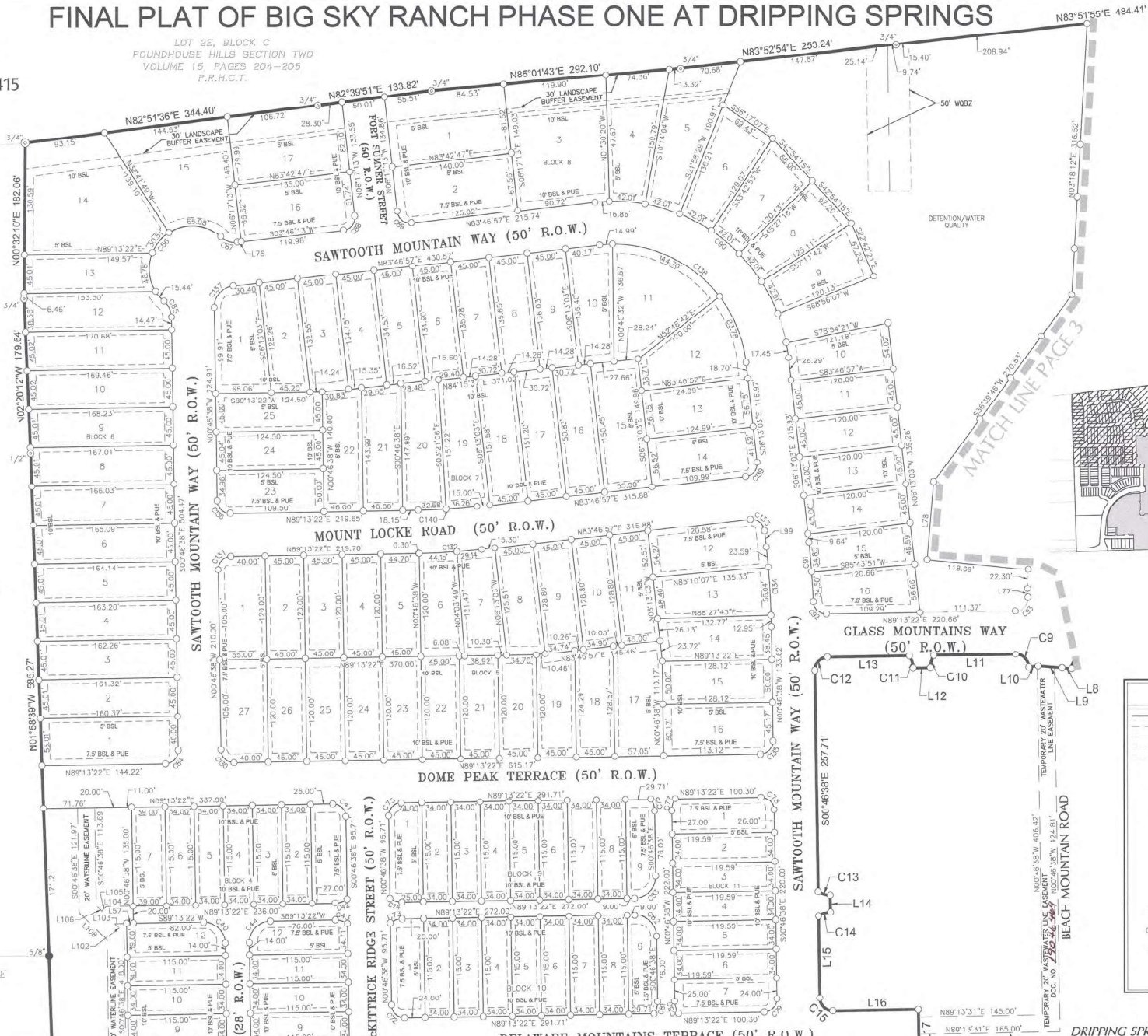
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Scale: 1"=200'  
Drawn by: JWF  
Reviewed by: GC  
Project: 1601-002  
Sheet: 2 OF 7  
Field Book: --  
Party Chief: JSM  
Survey Date: 01-30-2019

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THE PHILLIP A. SMITH LEAGUE, SURVEY #26, ABSTRACT NUMBER 415

# FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

LOT 2E, BLOCK C  
POUNDRIDGE HILLS SECTION TWO  
VOLUME 15, PAGES 204-206  
P.R.H.C.T.



H.C. CARTER  
(17,185 ACRES)  
VOLUME 9030, PAGE 809  
O.P.R.H.C.T.

FRIENDS OF THE POUNDRIDGE  
FOUNDATION  
(1,978 ACRES)  
VOLUME 1714, PAGE 295  
O.P.R.H.C.T.



LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
	DRAINAGE EASEMENT LINE
	1/2" IRON ROD WITH "DOUCET" CAP SET
	1/2" IRON ROD WITH "DOUCET" CAP FOUND (UNLESS NOTICED)
	1/2-INCH IRON PIPE FOUND (UNLESS NOTICED)
	P.O.B. POINT OF BEGINNING
	VOLUME
	BOOK
	PAGE
	D.E. DRAINAGE EASEMENT
	R.O.W. RIGHT-OF-WAY
	P.R.H.C.T. PLAT RECORDS, HAYS COUNTY, TEXAS
	O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
	D.R.H.C.T. DEED RECORDS, HAYS COUNTY, TEXAS
	P.P.D. PUBLIC PARK DISTRICT
	P.O.S. PRIVATE OPEN SPACE

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

Date: 12/11/2019  
Scale: 1"=80'  
Drawn by: JWF  
Reviewed by: GC  
Project: 1601-002  
Sheet: 3 OF 7  
Field Book: -  
Party Chief: JSM  
Survey Date: 01-30-2018

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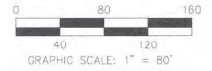
# FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

LOT 2E BLOCK C  
POUNDRIDGE HILLS SECTION TWO  
VOLUME 14, PAGES 204-208  
P.R.H.C.T.

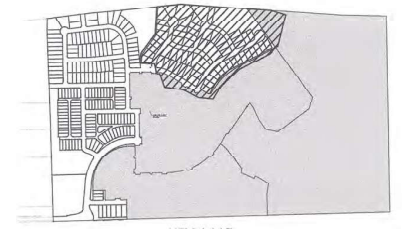
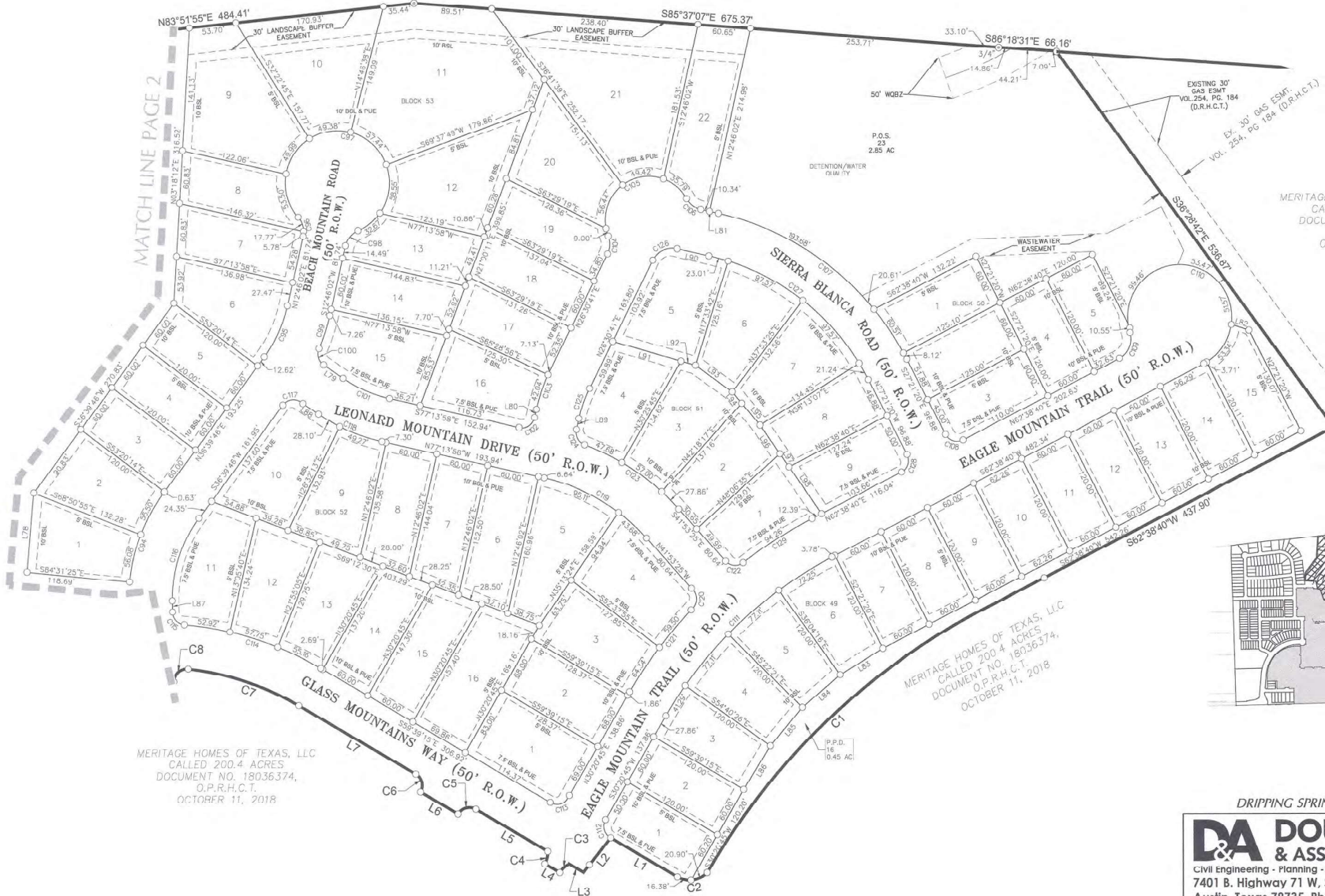
THE PHILLIP A.  
SMITH LEAGUE,  
SURVEY #26,  
ABSTRACT NUMBER 415

## LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY-LINE
	EXISTING EASEMENT LINE
	DRAINAGE EASEMENT LINE
	1/2" IRON ROD WITH "DOUCET" CAP SET
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	P.R.H.C.T. PLAT RECORDS, HAYS COUNTY, TEXAS
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	D.R.H.C.T. DEED RECORDS, HAYS COUNTY, TEXAS
	P.P.D. PUBLIC PARK DISTRICT
	P.O.S. PRIVATE OPEN SPACE



MERITAGE HOMES OF TEXAS, LLC  
CALLED 200.4 ACRES  
DOCUMENT NO. 18036374,  
O.P.R.H.C.T.  
OCTOBER 11, 2018



KEY MAP

MERITAGE HOMES OF TEXAS, LLC  
CALLED 200.4 ACRES  
DOCUMENT NO. 18036374,  
O.P.R.H.C.T.  
OCTOBER 11, 2018

MERITAGE HOMES OF TEXAS, LLC  
CALLED 200.4 ACRES  
DOCUMENT NO. 18036374,  
O.P.R.H.C.T.  
OCTOBER 11, 2018

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

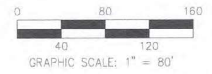
 CIVIL ENGINEERING - PLANNING - GEOSPATIAL 7401 B. Highway 71 W, Suite 160 Austin, Texas 78735. Phone: (512)-583-2600 www.doucetengineers.com TBPLS Firm #10105800 / TBPE Firm #3937	Date: 12/11/2019
	Scale: 1"=80'
	Drawn by: JWF
	Reviewed by: GC
	Project: 1691-002
	Sheet: 4 OF 7
	Party Chief: JSW
Survey Date: 01-30-2018	

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MATCH LINE PAGE 2

LEGEND

- PROPERTY LINE
- - - - EXISTING PROPERTY LINE
- - - - EXISTING RIGHT-OF-WAY LINE
- - - - EXISTING EASEMENT LINE
- - - - DRAINAGE EASEMENT LINE
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- 1/2" IRON ROD WITH "DOUCET" CAP FOUND (UNLESS NOTED)
- ⊙ 1/2-INCH IRON PIPE FOUND (UNLESS NOTED)
- P.O.B. POINT OF BEGINNING
- VOL. VOLUME
- BOOK BOOK
- PAGE PAGE
- D.E. DRAINAGE EASEMENT
- R.O.W. RIGHT-OF-WAY
- P.R.H.C.T. PLAT RECORDS, HAYS COUNTY, TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- D.R.H.C.T. DEED RECORDS, HAYS COUNTY, TEXAS



# FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

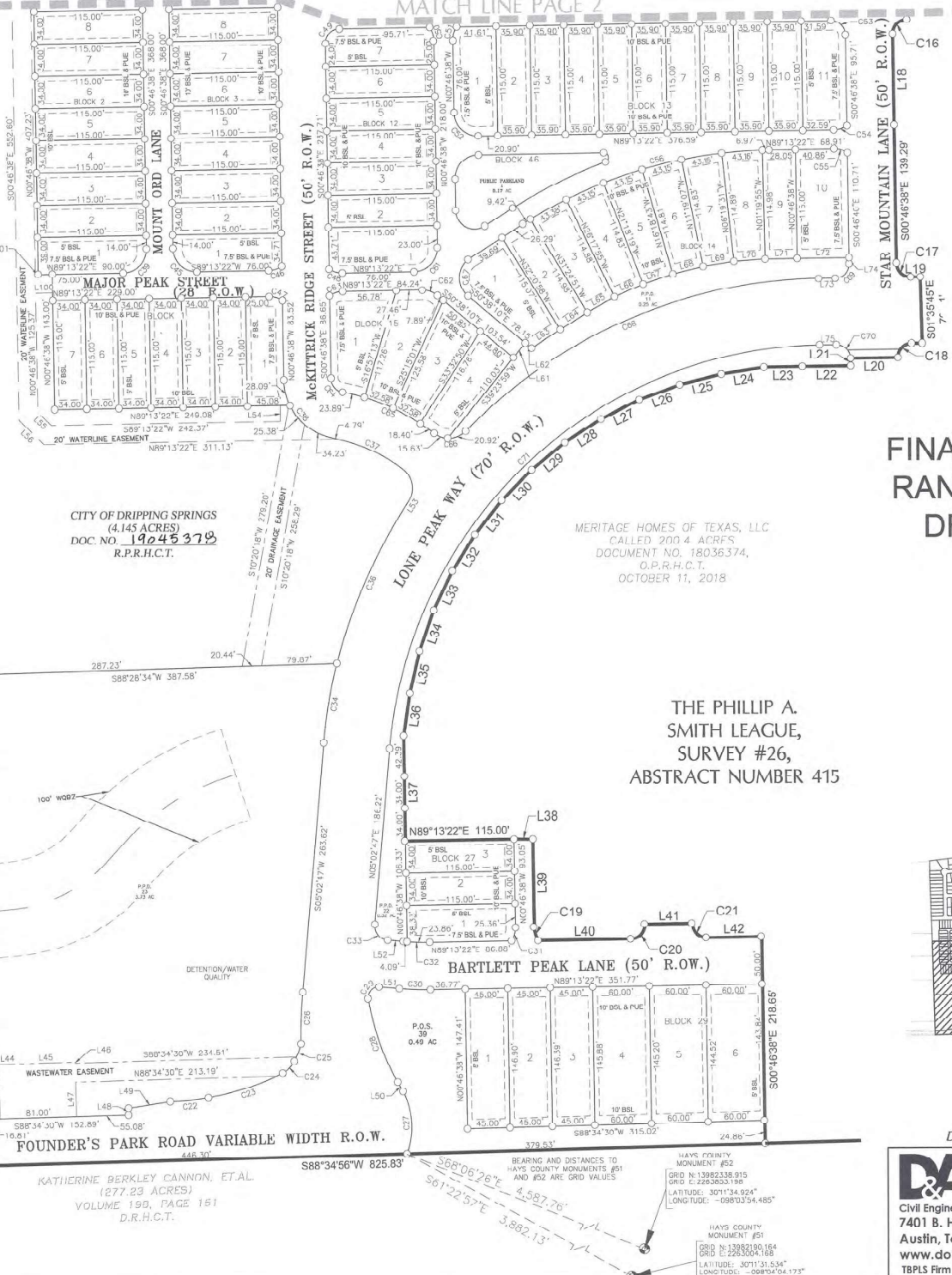
FRIENDS OF THE POUNDHOUSE FOUNDATION  
(1.978 ACRES)  
VOLUME 1714, PAGE 295  
O.P.R.H.C.T.

FRIENDS OF THE POUNDHOUSE FOUNDATION  
(3.00 ACRES)  
VOLUME 988, PAGE 287  
O.P.R.H.C.T.

CITY OF DRIPPING SPRINGS  
(4.145 ACRES)  
DOC. NO. 19245378  
R.P.R.H.C.T.

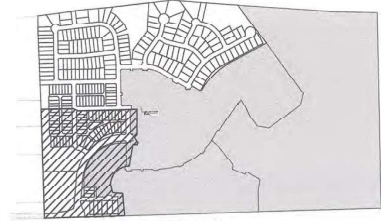
CITY OF DRIPPING SPRINGS  
(11.61 ACRES)  
VOLUME 733, PAGE 101  
R.P.R.H.C.T.

CITY OF DRIPPING SPRINGS  
(1.978 ACRES)  
VOLUME 1714, PAGE 289  
O.P.R.H.C.T.



MERITAGE HOMES OF TEXAS, LLC  
CALLED 200.4 ACRES  
DOCUMENT NO. 18036374,  
O.P.R.H.C.T.  
OCTOBER 11, 2018

THE PHILLIP A. SMITH LEAGUE,  
SURVEY #26,  
ABSTRACT NUMBER 415



KEY MAP

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

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

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Project:	1891-002
Sheet:	3 of 7
Party Book:	-
Party Chief:	JSM
Survey Date:	01-30-2019

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# FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

Curve Table					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C1	461.33'	787.53'	33.36'	S47°09'13"W	454.76'
C2	37.28'	28.24'	75.61'	S81°49'44"W	34.61'
C3	14.86'	25.00'	34.06'	S47°22'26"W	14.64'
C4	14.86'	25.00'	34.06'	N13°19'05"E	14.64'
C5	23.56'	15.00'	90.00'	S75°20'45"W	21.21'
C6	23.56'	15.00'	90.00'	N14°39'15"W	21.21'
C7	135.21'	325.00'	23.84'	N71°34'20"W	134.24'
C8	25.47'	15.00'	97.29'	S47°51'58"W	22.52'
C9	23.56'	15.00'	90.00'	N45°46'38"W	21.21'
C10	14.86'	25.00'	34.06'	S16°15'02"W	14.64'
C11	14.86'	25.00'	34.06'	N17°48'19"W	14.64'
C12	23.56'	15.00'	90.00'	S44°13'22"W	21.21'
C13	14.86'	25.00'	34.06'	S73°44'58"E	14.64'
C14	14.86'	25.00'	34.06'	S72°11'41"W	14.64'
C15	23.56'	15.00'	90.00'	S45°46'38"E	21.21'
C16	23.56'	15.00'	90.00'	S44°13'22"W	21.21'
C17	23.50'	14.95'	90.40'	S45°46'30"E	21.21'
C18	23.34'	15.00'	89.14'	S43°47'29"W	21.05'
C19	14.86'	25.00'	34.06'	S17°48'19"E	14.64'
C20	23.56'	15.00'	90.00'	N44°13'22"E	21.21'
C21	23.56'	15.00'	90.00'	S45°46'38"E	21.21'
C22	40.65'	282.81'	8.24'	N84°36'21"E	40.61'
C23	63.01'	284.36'	16.73'	N72°07'29"E	62.72'
C24	18.21'	25.96'	40.19'	S43°40'00"W	17.84'
C25	19.95'	73.64'	15.52'	S20°49'13"W	19.89'
C26	54.37'	535.00'	5.82'	N02°08'07"E	54.34'
C27	67.96'	79.84'	48.77'	N03°28'59"W	65.93'
C28	93.78'	262.13'	20.50'	N19°10'52"W	93.28'
C29	19.20'	10.89'	101.04'	N41°33'12"E	16.80'
C30	33.03'	325.00'	5.89'	S87°51'56"E	33.02'
C31	14.86'	25.00'	34.06'	N16°15'02"E	14.64'
C32	27.95'	275.00'	5.82'	N87°51'56"W	27.94'
C33	23.56'	15.00'	90.00'	N39°57'13"W	21.21'
C34	85.04'	534.65'	9.11'	N09°35'36"E	84.95'
C36	165.18'	585.26'	16.13'	N24°04'50"E	164.40'
C37	81.88'	175.00'	26.81'	S65°55'13"E	81.14'
C38	87.70'	63.97'	78.54'	S40°04'20"E	80.99'
C39	39.27'	25.00'	90.00'	N44°13'22"E	35.36'
C40	39.27'	25.00'	90.00'	N45°46'38"W	35.36'
C41	23.56'	15.00'	90.00'	N45°46'38"W	21.21'
C42	14.86'	25.00'	34.06'	N72°11'41"E	14.64'
C43	14.86'	25.00'	34.06'	N73°44'58"W	14.64'
C44	39.27'	25.00'	90.00'	S44°13'22"W	35.36'

Curve Table					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C45	39.27'	25.00'	90.00'	S45°46'38"E	35.36'
C46	14.86'	25.00'	34.06'	N72°11'41"E	14.64'
C47	14.86'	25.00'	34.06'	N73°44'58"W	14.64'
C48	14.86'	25.00'	34.06'	S73°44'58"E	14.64'
C49	23.56'	15.00'	90.00'	S44°13'22"W	21.21'
C50	14.86'	25.00'	34.06'	N17°48'19"W	14.64'
C51	14.86'	25.00'	34.06'	S16°15'02"W	14.64'
C52	39.27'	25.00'	90.00'	S45°46'38"E	35.36'
C53	23.56'	15.00'	90.00'	N45°46'38"W	21.21'
C54	14.86'	25.00'	34.06'	N72°11'41"E	14.64'
C55	14.86'	25.00'	34.06'	S73°44'58"E	14.64'
C56	275.52'	500.00'	31.57'	N73°26'12"E	272.05'
C61	39.27'	25.00'	90.00'	N44°13'22"E	35.36'
C62	17.51'	25.00'	40.14'	N70°42'24"W	17.16'
C63	14.86'	25.00'	34.06'	S72°11'41"W	14.64'
C64	20.51'	15.00'	78.35'	S39°57'13"E	18.95'
C65	107.46'	225.00'	27.36'	S65°26'53"E	106.44'
C66	36.54'	25.00'	83.75'	N86°21'27"E	33.38'
C67	47.25'	25.00'	108.29'	S03°30'26"W	40.52'
C68	417.77'	535.00'	44.74'	N66°51'07"E	407.24'
C69	23.56'	15.00'	90.00'	N44°13'22"E	21.21'
C70	23.24'	15.22'	87.52'	S46°14'25"E	21.05'
C71	603.10'	465.00'	64.10'	N47°00'04"E	623.35'
C72	23.56'	15.00'	90.00'	N45°46'38"W	21.21'
C73	14.86'	25.00'	34.06'	N72°11'41"E	14.64'
C74	14.86'	25.00'	34.06'	N73°44'58"W	14.64'
C75	23.56'	15.00'	90.00'	S44°13'22"W	21.21'
C76	14.86'	25.00'	34.06'	N17°48'19"W	14.64'
C77	14.86'	25.00'	34.06'	N16°15'02"E	14.64'
C78	23.56'	15.00'	90.00'	S45°46'38"E	21.21'
C79	23.56'	15.00'	90.00'	S44°13'22"W	21.21'
C80	14.86'	25.00'	34.06'	N17°48'19"W	14.64'
C81	14.86'	25.00'	34.06'	S16°15'02"W	14.64'
C82	39.27'	25.00'	90.00'	S45°46'38"E	35.36'
C83	39.27'	25.00'	90.00'	S44°13'22"W	35.36'
C84	23.56'	15.00'	90.00'	N44°13'22"E	21.21'
C85	21.03'	25.00'	48.19'	N24°52'20"W	20.41'
C86	157.90'	50.00'	180.94'	N41°30'09"E	100.00'
C87	21.01'	25.32'	47.54'	N72°07'22"W	20.41'
C88	23.58'	15.00'	90.07'	S38°44'52"W	21.23'
C89	23.54'	15.00'	89.93'	N51°19'08"W	21.20'
C90	322.01'	205.00'	90.00'	S51°13'03"E	289.91'
C91	69.35'	1,025.00'	3.88'	S04°16'45"E	69.34'

Curve Table					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C92	23.15'	15.00'	88.44'	N46°33'33"W	20.92'
C93	22.39'	14.02'	91.50'	N45°43'49"E	20.08'
C94	133.89'	205.00'	37.42'	N17°57'09"E	131.52'
C95	64.64'	155.00'	23.90'	N24°42'54"E	64.18'
C96	23.55'	25.00'	63.97'	N14°13'00"W	22.60'
C97	301.53'	60.00'	287.94'	S77°13'58"E	70.59'
C98	23.55'	25.00'	53.97'	S39°45'05"W	22.69'
C99	30.88'	205.00'	11.15'	S18°20'27"W	30.82'
C100	20.82'	15.00'	79.52'	S15°50'52"E	19.19'
C101	58.50'	155.00'	21.62'	S66°25'17"E	58.15'
C102	23.56'	15.00'	90.00'	N57°46'02"E	21.21'
C103	49.18'	205.00'	13.74'	N19°38'22"E	49.06'
C104	21.03'	25.00'	48.19'	N02°24'59"E	20.41'
C105	150.65'	50.00'	172.64'	N64°38'22"E	99.70'
C106	21.03'	25.00'	48.19'	S53°08'16"E	20.41'
C107	282.92'	325.00'	49.88'	S52°17'39"E	274.07'
C108	23.56'	15.00'	90.00'	S72°21'20"E	21.21'
C109	34.83'	25.00'	79.84'	N22°43'35"E	32.08'
C110	272.10'	60.00'	259.84'	S67°16'25"E	92.04'
C111	267.78'	475.00'	32.30'	S46°29'43"W	264.23'
C112	23.56'	15.00'	90.00'	N14°39'15"W	21.21'
C113	21.99'	14.00'	90.00'	N75°20'45"E	19.80'
C114	165.83'	375.00'	25.34'	S72°19'21"E	164.48'
C115	22.05'	15.00'	84.21'	S42°53'03"E	20.12'
C116	101.29'	155.00'	37.44'	S17°56'34"W	99.49'
C117	22.97'	15.00'	87.73'	S80°31'35"W	20.79'
C118	77.36'	205.00'	21.62'	N66°25'17"W	76.91'
C119	138.79'	225.00'	35.34'	N59°33'41"W	136.60'
C120	22.45'	14.99'	85.85'	N00°59'09"E	20.41'
C121	123.84'	525.00'	13.52'	N37°06'14"E	123.56'
C122	22.45'	15.00'	85.75'	N84°45'58"W	20.41'
C123	132.54'	275.00'	27.61'	S55°41'50"E	131.26'
C124	21.54'	15.00'	82.27'	S28°22'06"E	19.74'
C125	37.18'	155.00'	13.74'	S19°38'22"W	37.09'
C126	33.27'	25.00'	76.20'	S64°36'22"W	30.07'
C127	239.39'	275.00'	49.88'	N52°17'39"W	231.91'
C128	23.56'	15.00'	90.00'	N17°38'40"E	21.21'
C129	94.20'	525.00'	10.29'	S07°30'04"W	94.13'
C130	23.56'	15.00'	90.00'	N45°46'38"W	21.21'
C131	23.56'	15.00'	90.00'	N44°13'22"E	21.21'
C132	73.59'	775.00'	5.44'	N60°30'09"E	73.56'
C133	23.56'	15.00'	90.00'	S51°13'03"E	21.21'
C134	92.58'	975.00'	5.44'	S03°29'51"E	92.54'

Curve Table					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C135	23.56'	15.00'	90.00'	S44°13'22"W	21.21'
C136	23.56'	15.00'	90.00'	N45°46'38"W	21.21'
C137	36.90'	25.00'	84.56'	N41°30'09"E	33.64'
C138	243.47'	155.00'	90.00'	S51°13'03"E	219.20'
C139	23.56'	15.00'	90.00'	S38°46'57"W	21.21'
C140	68.84'	725.00'	5.44'	N86°30'09"E	68.81'

DRIPPING SPRINGS, HAYS COUNTY, TEXAS



**Civil Engineering - Planning - Geospatial**  
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Date: 12/11/2018  
 Scale:  
 Drawn by: JWF  
 Reviewed: GC  
 Project: 1891-002  
 Sheet: 6 OF 7  
 Field Book: -  
 Party Chief: JSM  
 Survey Date: 01-30-2018

# FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

Line	Length	Direction
L1	88.03'	N59°39'15"W
L2	50.51'	S38°28'34"W
L3	19.14'	N59°39'15"W
L4	20.00'	N50°46'38"W
L5	95.71'	N59°39'15"W
L6	50.00'	N59°39'15"W
L7	150.92'	N09°39'10"W
L8	11.06'	N84°53'31"W
L9	28.10'	N85°56'23"W
L10	11.05'	S84°01'42"W
L11	95.71'	S09°13'22"W
L12	20.00'	S89°13'22"W
L13	95.71'	S89°13'22"W
L14	20.00'	S00°46'38"E
L15	95.71'	S00°46'38"E
L16	100.00'	N89°13'22"E
L17	50.00'	S00°46'38"E
L18	95.71'	S00°46'38"E
L19	10.01'	N89°13'22"E
L20	50.00'	S89°13'22"W
L21	8.01'	S00°46'38"E
L22	31.20'	S89°29'02"W
L23	40.89'	S89°13'22"W
L24	45.57'	S01°14'09"W
L25	45.52'	S76°03'26"W
L26	46.62'	S60°46'12"W
L27	45.52'	S63°28'58"W
L28	46.62'	S57°11'44"W
L29	45.52'	S50°54'31"W
L30	45.52'	S44°37'17"W
L31	45.52'	S38°20'03"W
L32	45.52'	S32°02'49"W
L33	45.52'	S25°45'35"W
L34	45.52'	S19°28'21"W
L35	45.52'	S13°11'07"W
L36	45.61'	S08°31'51"W
L37	110.39'	S00°46'38"E
L38	20.00'	S89°44'34"E
L39	93.00'	S00°46'38"E
L40	97.98'	N89°13'22"E
L41	50.00'	N89°13'22"E
L42	58.33'	N89°13'22"E
L43	57.00'	S01°25'30"E
L44	19.67'	S88°34'30"W
L45	61.33'	S88°34'30"W
L46	1.04'	N01°20'30"W
L47	35.96'	N01°25'30"W
L48	7.00'	S00°05'49"E
L49	44.67'	S81°29'06"W
L50	11.43'	N28°20'50"W

Line	Length	Direction
L51	21.59'	S84°57'13"E
L52	16.60'	N84°57'13"W
L53	2.27'	S34°07'02"W
L54	16.50'	N00°46'38"W
L55	19.98'	S45°46'38"E
L56	36.55'	S45°46'38"E
L57	8.00'	S89°13'22"W
L58	11.06'	N84°53'31"W
L59	28.10'	N85°56'23"W
L60	11.05'	S84°01'42"W
L61	95.71'	S09°13'22"W
L62	20.00'	S89°13'22"W
L63	95.71'	S89°13'22"W
L64	20.00'	S00°46'38"E
L65	95.71'	S00°46'38"E
L66	100.00'	N89°13'22"E
L67	50.00'	S00°46'38"E
L68	95.71'	S00°46'38"E
L69	10.01'	N89°13'22"E
L70	50.00'	S89°13'22"W
L71	8.01'	S00°46'38"E
L72	31.20'	S89°29'02"W
L73	40.89'	S89°13'22"W
L74	45.57'	S01°14'09"W
L75	45.52'	S76°03'26"W
L76	46.62'	S60°46'12"W
L77	45.52'	S63°28'58"W
L78	46.62'	S57°11'44"W
L79	45.52'	S50°54'31"W
L80	45.52'	S44°37'17"W
L81	45.52'	S38°20'03"W
L82	45.52'	S32°02'49"W
L83	45.52'	S25°45'35"W
L84	45.52'	S19°28'21"W
L85	45.52'	S13°11'07"W
L86	45.61'	S08°31'51"W
L87	110.39'	S00°46'38"E
L88	20.00'	S89°44'34"E
L89	93.00'	S00°46'38"E
L90	97.98'	N89°13'22"E
L91	50.00'	N89°13'22"E
L92	58.33'	N89°13'22"E
L93	57.00'	S01°25'30"E
L94	19.67'	S88°34'30"W
L95	61.33'	S88°34'30"W
L96	1.04'	N01°20'30"W
L97	35.96'	N01°25'30"W
L98	7.00'	S00°05'49"E
L99	44.67'	S81°29'06"W
L100	11.43'	N28°20'50"W

Line	Length	Direction
L104	31.56'	N89°13'22"E
L105	7.22'	N44°13'22"E
L106	9.07'	S45°46'38"E

PARCEL	ACREAGE
1	0.104
2	0.090
3	0.090
4	0.090
5	0.090
6	0.000
7	0.090
8	0.172
9	0.173
10	0.100
11	0.090
12	0.090
13	0.090
14	0.090
15	0.090
16	0.090
17	0.090
18	0.090
19	0.090
20	0.090
21	0.090
22	0.090
23	0.090
24	0.090
25	0.124
26	0.124
27	0.150

PARCEL	ACREAGE
1	0.201
2	0.166
3	0.167
4	0.168
5	0.169
6	0.170
7	0.171
8	0.172
9	0.173
10	0.174
11	0.176
12	0.172
13	0.153
14	0.425
15	0.336
16	0.208
17	0.251
1	0.167
2	0.135
3	0.138
4	0.139
5	0.139
6	0.140
7	0.140
8	0.140
9	0.141
10	0.152
11	0.262
12	0.197
13	0.163
14	0.101
15	0.193
16	0.156
17	0.196
18	0.156
19	0.165
20	0.163
21	0.154
22	0.150
23	0.142
24	0.129
25	0.129
1	0.266
2	0.216
3	0.360
4	0.202
5	0.239
6	0.167
7	0.155
8	0.152
9	0.152
10	0.135
11	0.124
12	0.124
13	0.124
14	0.124
15	0.128
16	0.147
17	0.171
18	0.131
19	0.120
20	0.124
21	0.124
22	0.124
23	0.124
24	0.124
25	0.124
26	0.124
27	0.150

PARCEL	ACREAGE
1	0.101
2	0.090
3	0.090
4	0.090
5	0.090
6	0.000
7	0.090
8	0.090
9	0.090
10	0.172
11	0.165
12	0.165
13	0.165
14	0.165
15	0.165
16	0.165
17	0.165
18	0.165
19	0.165
20	0.165
21	0.165
22	0.165
23	0.165
24	0.165
25	0.165
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27	0.165
28	0.165
29	0.165
30	0.165
31	0.165
32	0.165
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34	0.165
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41	0.165
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130	0.165
131	0.165
132	0.165
133	0.165
134	0.165
135	0.165
136	0.165
137	0.165
138	0.165
139	0.165
140	0.165
141	0.165
142	0.165
143	0.165
144	0.165
145	0.165
146	0.165
147	0.165
148	0.165
149	0.165
150	0.165

PARCEL	ACREAGE
1	0.177
2	0.165
3	0.177
4	0.167
5	0.187
6	0.185
7	0.165
8	0.165
9	0.166
10	0.172
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