

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 200.4 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 35.920 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

FINAL PLAT OF BIG SKY RANCH PHASE TWO 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 _____ DAY OF _____ A.D. 2021.

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 _____ DAY OF _____ A.D. 2021.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

FINAL PLAT NOTES:

- 1. THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS.
2. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
3. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
4. THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
6. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON MAP NUMBER 48209C0105F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. WATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
8. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS. SEWER CONNECTION SHALL BE IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS WASTEWATER UTILITY SERVICE AND FEE AGREEMENT BETWEEN THE CITY AND MERITAGE HOMES OF TEXAS, DATED SEPTEMBER 18, 2018.
9. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
10. TELEPHONE SERVICE WILL BE PROVIDED BY SPECTRUM.
11. GAS SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICES.
12. MINIMUM FRONT SETBACK SHALL BE 10 FEET.
13. MINIMUM REAR SETBACK SHALL BE 10 FEET.
14. MINIMUM INTERIOR SIDE YARD SETBACKS SHALL BE 5 FEET.
15. MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 7.5 FEET.
16. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS AS AMENDED BY PDD #10 .
17. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED COMMUNITY WATER SYSTEM.
18. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED ORGANIZED WASTEWATER SYSTEM.
19. 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.
20. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
21. 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.
22. 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.
23. TWO SHADE TREES WILL BE REQUIRED FOR EACH RESIDENTIAL LOT PER THE CITY OF DRIPPING SPRINGS LANDSCAPE ORDINANCE.
24. THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE PARK.
25. THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PUBLIC PARKS AND OPEN SPACE LOTS.
26. 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.
27. THIS DEVELOPMENT IS SUBJECT TO DRIPPING SPRINGS ORDINANCE 2018-24, PLANNED DEVELOPMENT DISTRICT NO. 10-BIG SKY AS AMENDED BY ORDINANCE #2020-25 ON JUNE 9, 2020.
28. ALL PROPOSED COLLECTOR STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4 FOOT WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
29. ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4 FOOT WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
30. OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS AND DRAINAGE EASEMENTS (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
31. A 10 FOOT PUBLIC UTILITY EASEMENT ALONG THE FRONT OF LOTS ADJACENT TO PUBLIC STREETS, IS HEREBY DEDICATED, UNLESS OTHERWISE NOTED.
32. A 7.5 FOOT PUBLIC UTILITY EASEMENT ALONG THE SIDE OF LOTS ADJACENT TO PUBLIC STREETS IS HEREBY DEDICATED, UNLESS OTHERWISE NOTED.
33. THE FOLLOWING PARKLAND LOTS ARE DEDICATED AS P.U.E.s: BLOCK 19, LOT 6, BLOCK 23, LOT 25, BLOCK 24, LOT 25, BLOCK 47, LOTS 36, 37, 38 AND 39, AND BLOCK 48, LOT 24.
34. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, THAT OBSTRUCT OR LIMIT FLOW SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
35. 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.
36. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
37. STREET LIGHTING WILL COMPLY WITH LIGHTING ORDINANCE [SRDA 3.11].
38. PARKLAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED WITHIN THIS DEVELOPMENT THROUGH A COMBINATION OF PRIVATE AND PUBLIC PARK LAND AND OPEN SPACE.
39. 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.

FINAL PLAT OF BIG SKY RANCH PHASE TWO AT DRIPPING SPRINGS

DEVELOPMENT NOTE:

THIS DEVELOPMENT IS SUBJECT TO ORDINANCE 2018-24 PDD #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
CITY ENGINEER

DATE

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

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

APPROVED, THIS _____ DAY OF _____ 20____
BY:

PLANNING AND ZONING COMMISSION CHAIR OR VICE CHAIR

ATTEST:

ANDREA CUNNINGHAM, CITY SECRETARY

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 TRUE 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.

J. DILLON FUGATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6360
DOUCET & ASSOCIATES
DFUGATE@DOUCETENGINEERS.COM

DATE

STATE OF TEXAS
COUNTY OF TRAVIS

I, CHRIS A. REID, 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. 48209C0105F, EFFECTIVE DATE SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; 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.

CHRIS A. REID
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 81546

DATE

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 _____ DAY OF _____ A.D. 2021, AT _____ O'CLOCK _____ M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN

CFN: _____

WITNESS MY SEAL OF OFFICE, THIS THE _____ DAY OF _____ A.D. 2021.

ELAINE HANSON CARDENAS, MBA, PHD, COUNTY CLERK
HAYS COUNTY, TEXAS

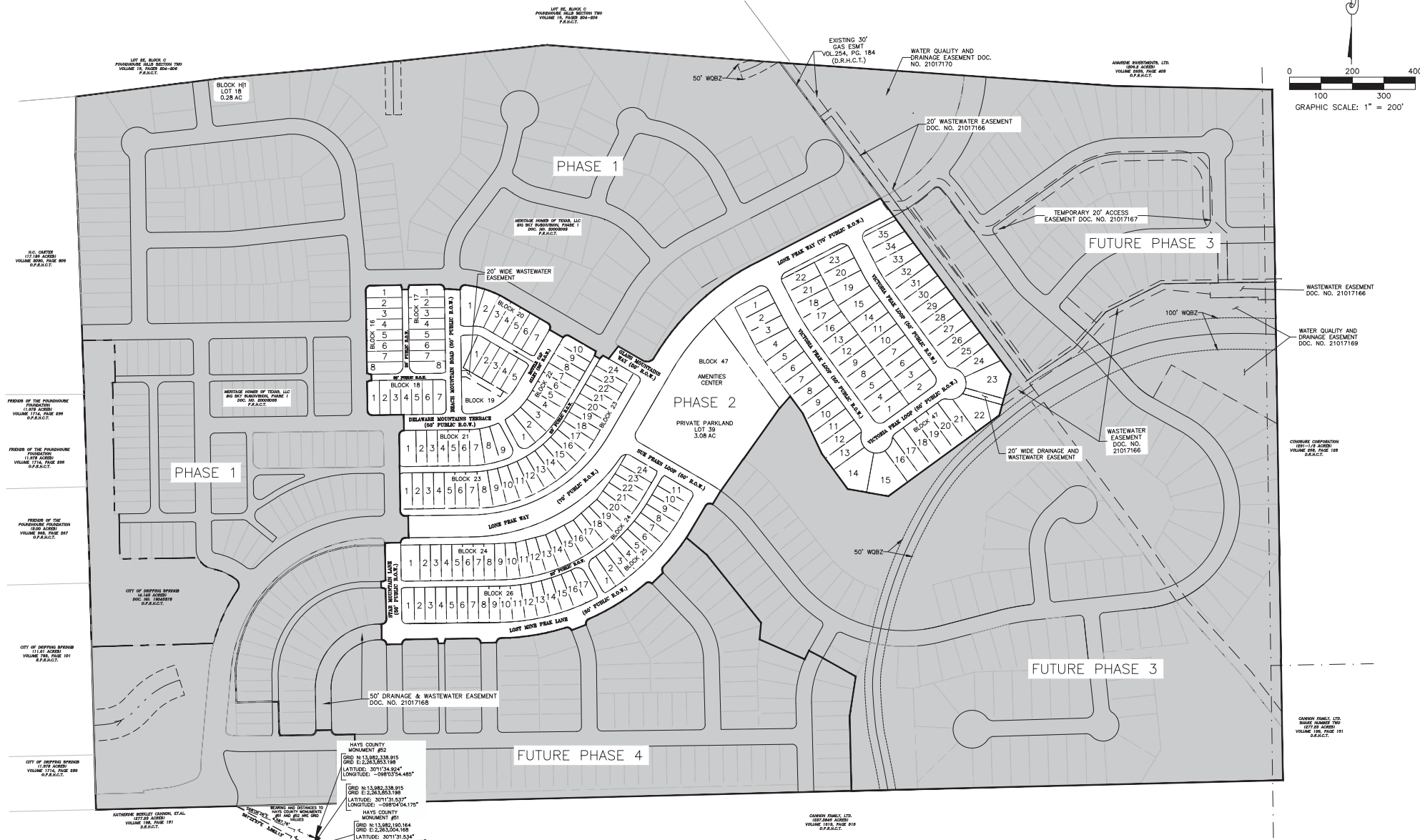
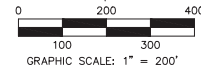
DRIPPING SPRINGS, HAYS COUNTY, TEXAS



7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBLS Firm #10105800 / TBPE Firm #3937

Table with project details: Date: 05/17/2021, Scale: , Drawn by: JBB, Reviewer: GC, Project: 1691-002, Sheet: 1 OF 6, Field Book: -, Party Chief: JSM, Survey Date: 01-30-2018

FINAL PLAT OF BIG SKY RANCH PHASE TWO AT DRIPPING SPRINGS



I.C. CENTER
 117.88 ACROSS
 VOLUME 175, PAGE 289
 S.F.P.A.C.T.

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CITY OF DRIPPING SPRING
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 S.F.P.A.C.T.

KATHERINE, BRISLEY, GANNON, ET AL.
 117.88 ACROSS
 VOLUME 175, PAGE 289
 S.F.P.A.C.T.

WATER QUALITY AND
 DRAINAGE EASEMENT
 DOC. NO. 21017166

TEMPORARY 20' ACCESS
 EASEMENT DOC. NO. 21017167

WASTEWATER EASEMENT
 DOC. NO. 21017166

WATER QUALITY AND
 DRAINAGE EASEMENT
 DOC. NO. 21017169

WASTEWATER EASEMENT
 DOC. NO. 21017166

CONVERSE CORPORATION
 117.88 ACROSS
 VOLUME 175, PAGE 289
 S.F.P.A.C.T.

GANNON FAMILY, LTD.
 117.88 ACROSS
 VOLUME 175, PAGE 289
 S.F.P.A.C.T.

HAYS COUNTY
 MONUMENT #602
 GRID N: 13,282,338.915
 GRID E: 2,243,263.198
 LATITUDE: 30°17'34.92"
 LONGITUDE: -98°05'54.88"
 GRID N: 13,282,338.915
 GRID E: 2,243,263.198
 LATITUDE: 30°17'31.17"
 LONGITUDE: -98°05'54.17"
 HAYS COUNTY
 MONUMENT #601
 GRID N: 13,282,300.164
 GRID E: 2,243,204.163
 LATITUDE: 30°17'31.52"
 LONGITUDE: -98°05'54.17"
 BEARING AND DISTANCES TO
 MONUMENT #601
 MONUMENT #602
 MONUMENT #601

SITE DATA TABLE

	IMPERVIOUS COVER										PARKLAND					TOTAL (not including SWAP)									
	REQUIRED	ALLOWABLE	PHASE ONE	PHASE TWO	TOTAL	RESIDENTIAL LOTS	RESIDENTIAL LOTS	RESIDENTIAL LOTS	RESIDENTIAL LOTS	COLLECTOR ROAD (LF)	LOCAL ROAD (LF)	ALLEYS (LF)	STREET/SIDEWALK I.C. (AC)	L.U.E.'s	LOTS I.C. (AC)		Amenity Center & Misc.	IMPERVIOUS COVER (AC)	IMPERVIOUS COVER (%)	Public Parkland	Private Open Space	Private Parkland	Parkland Swap		
REQUIRED	200.40																100.20	50.00%					31.20		
ALLOWABLE																									
PHASE ONE	70.19	98	88	70	256	1580	10158	2557	11.55					256		17.09		0.20	28.84		4.11	7.14	0.00	4.15	7.68
PHASE TWO	35.92	130	58	0	188	1980	4744	3089	7.99					188		10.79		1.70	20.74		1.67	0.06	3.47	0.00	5.20
TOTAL	200.40																49.58	24.74%	5.78	7.20	3.47	4.15	12.88		

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

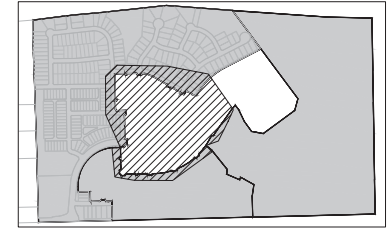
DA DOUCET & ASSOCIATES
 Civil Engineering - Planning - Geospatial
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Date: 05/17/2021
 Scale: 1"=200'
 Drawn by: JBB
 Reviewed by: GC
 Project: 1691-002
 Sheet: 2 OF 6
 Field Book: -
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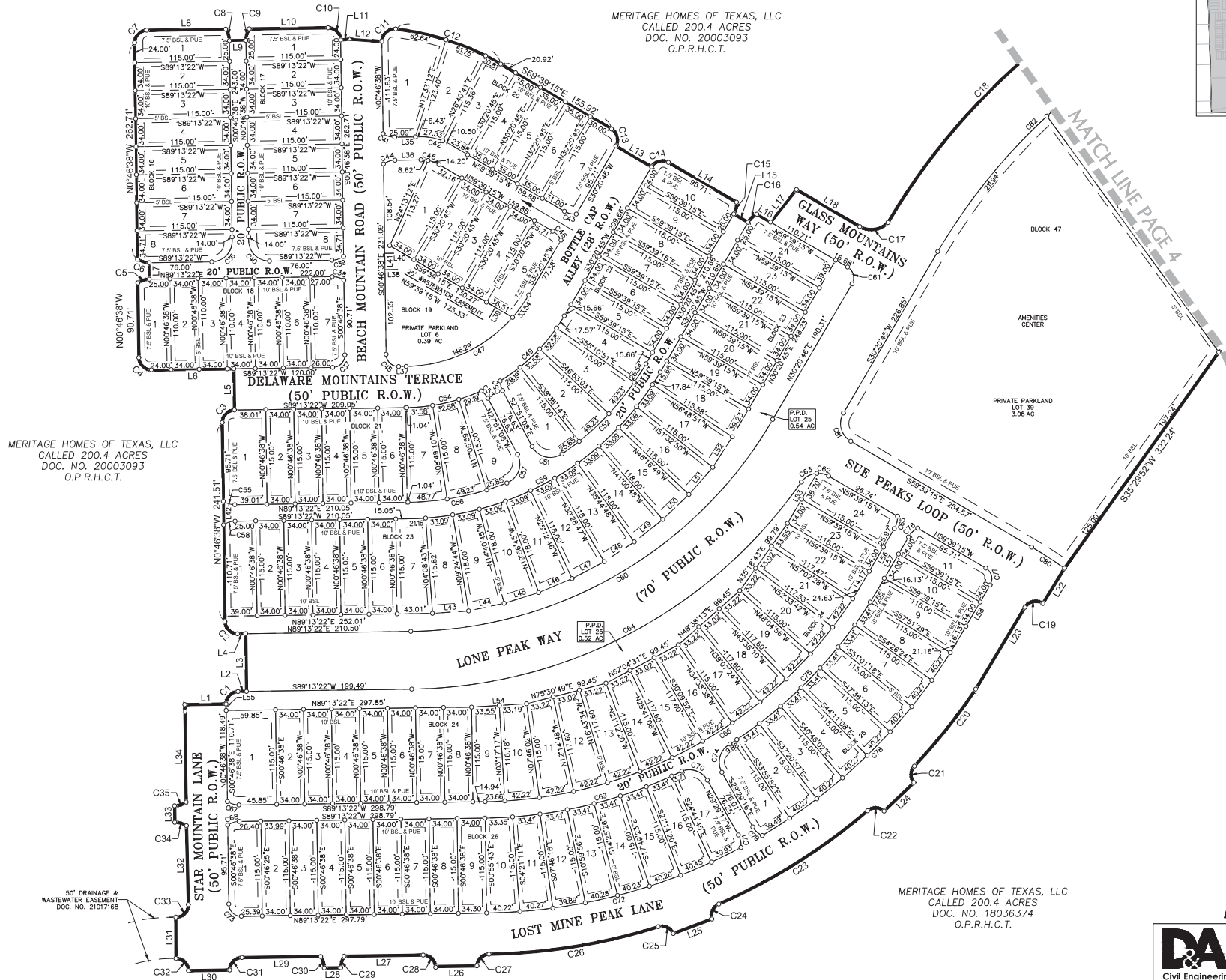
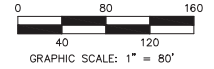
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FINAL PLAT OF BIG SKY RANCH PHASE TWO AT DRIPPING SPRINGS

MERITAGE HOMES OF TEXAS, LLC
CALLED 200.4 ACRES
DOC. NO. 20003093
O.P.R.H.C.T.



KEY MAP



MERITAGE HOMES OF TEXAS, LLC
CALLED 200.4 ACRES
DOC. NO. 20003093
O.P.R.H.C.T.

MERITAGE HOMES OF TEXAS, LLC
CALLED 200.4 ACRES
DOC. NO. 18036374
O.P.R.H.C.T.

LEGEND	
	PHASE BOUNDARY LINE
	LOT LINE
	RIGHT-OF-WAY-LINE
	EASEMENT LINE
	1/2" IRON ROD WITH "DOUCET" CAP SET
	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
	BK. BOOK
	PG. 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
	B.S.L. BUILDING SETBACK LINE
	P.U.E. PUBLIC UTILITY EASEMENT
	WQBZ WATER QUALITY BUFFER ZONE

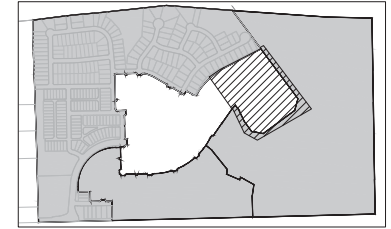
DRIPPING SPRINGS, HAYS COUNTY, TEXAS

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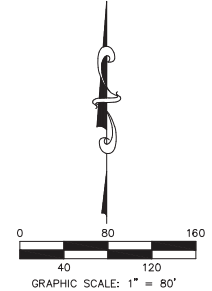
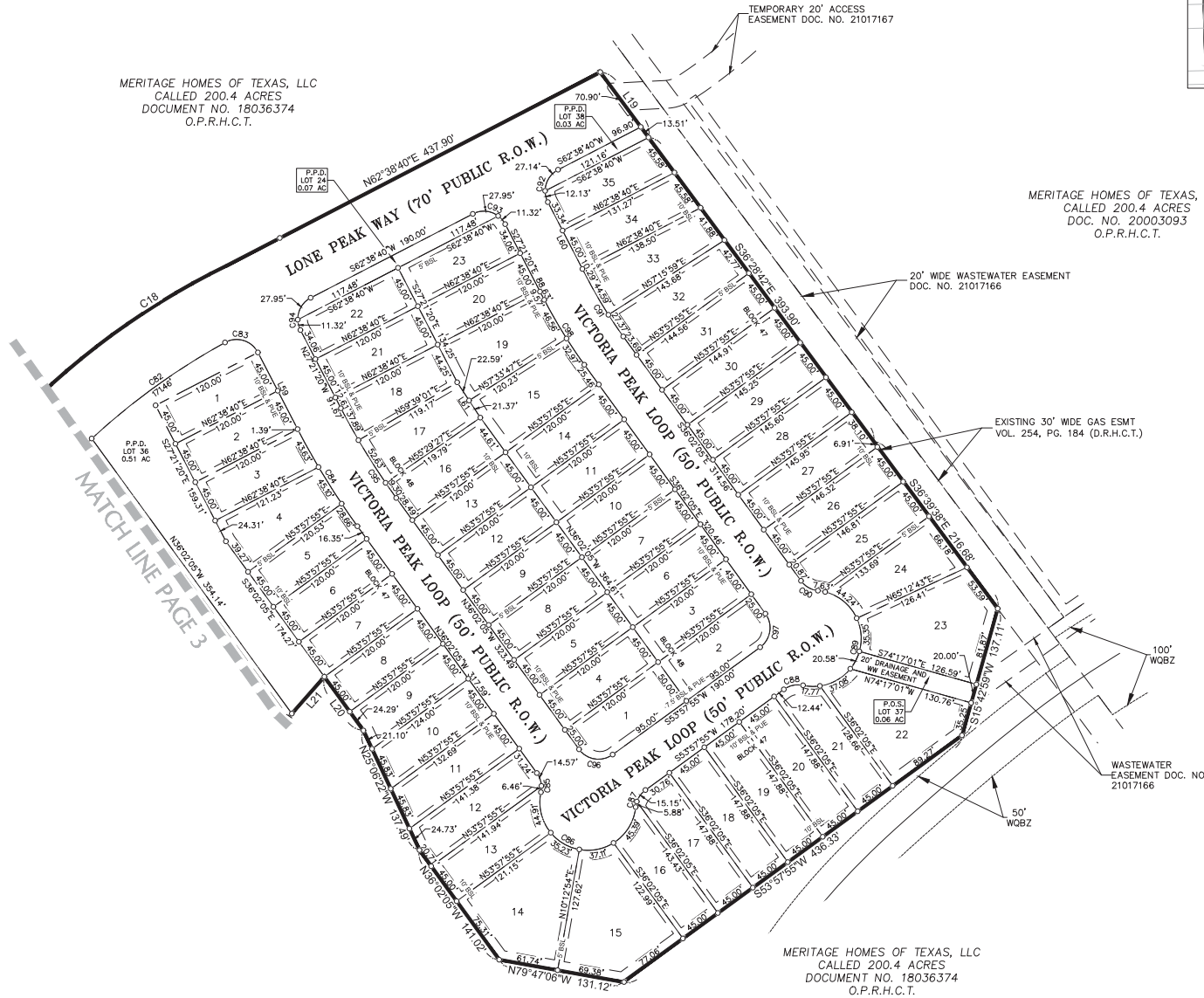
FINAL PLAT OF BIG SKY RANCH PHASE TWO AT DRIPPING SPRINGS



KEY MAP

MERITAGE HOMES OF TEXAS, LLC
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DOCUMENT NO. 18036374
O.P.R.H.C.T.

MERITAGE HOMES OF TEXAS, LLC
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	PLAT RECORDS, HAYS COUNTY, TEXAS
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Sheet: 4 OF 6
Field Book: -
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FINAL PLAT OF BIG SKY RANCH PHASE TWO AT DRIPPING SPRINGS

Curve Table					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.40'	14.85'	90.31'	N43°47'29"E	21.05'
C2	23.58'	14.95'	90.40'	N45°46'38"W	21.21'
C3	23.56'	15.00'	90.00'	N44°13'22"E	21.21'
C4	23.56'	15.00'	90.00'	N45°46'38"W	21.21'
C5	14.86'	25.00'	34.06'	N72°11'41"E	14.64'
C6	14.86'	25.00'	34.06'	N73°44'58"W	14.64'
C7	23.56'	15.00'	90.00'	N44°13'22"E	21.21'
C8	14.86'	25.00'	34.06'	S17°48'19"E	14.64'
C9	14.86'	25.00'	34.06'	N16°15'02"E	14.64'
C10	23.56'	15.00'	90.00'	S45°46'38"E	21.21'
C11	25.47'	15.00'	97.29'	N47°51'58"E	22.52'
C12	135.21'	325.12'	23.83'	S71°34'20"E	134.24'
C13	23.56'	15.00'	90.00'	S14°39'15"E	21.21'
C14	23.56'	15.00'	90.00'	N75°20'45"E	21.21'
C15	14.86'	25.00'	34.06'	S13°19'05"W	14.64'
C16	14.86'	25.00'	34.06'	N47°22'26"E	14.64'
C17	37.26'	28.24'	75.61'	N81°49'44"E	34.61'
C18	461.33'	787.53'	33.56'	N47°09'13"E	454.76'
C19	25.02'	15.00'	95.57'	S78°07'46"W	22.22'
C20	163.55'	725.00'	12.93'	S36°48'30"W	163.20'
C21	21.80'	15.00'	83.28'	S01°37'55"W	19.93'
C22	21.80'	15.00'	83.28'	N88°53'34"W	19.93'
C23	213.73'	725.00'	16.89'	S57°54'49"W	212.96'
C24	21.80'	15.00'	83.28'	S24°43'12"W	19.93'
C25	21.80'	15.00'	83.28'	N65°48'17"W	19.93'
C26	208.73'	725.00'	16.50'	S80°48'14"W	208.01'
C27	22.52'	15.00'	86.02'	S46°02'32"W	20.46'
C28	23.70'	15.06'	90.13'	N49°45'19"W	21.33'
C29	14.86'	25.00'	34.06'	S16°15'02"W	14.64'
C30	14.86'	25.00'	34.06'	N17°48'19"W	14.64'
C31	23.56'	15.00'	90.00'	S44°13'22"W	21.21'
C32	23.56'	15.00'	90.00'	N45°46'38"W	21.21'
C33	22.99'	15.02'	87.70'	N43°06'33"E	20.81'
C34	14.86'	25.00'	34.06'	N73°44'58"W	14.64'
C35	14.86'	25.00'	34.06'	N72°11'41"E	14.64'
C36	39.27'	25.00'	90.00'	S44°13'22"W	35.36'
C37	23.56'	15.00'	90.00'	S44°13'22"W	21.21'
C38	14.86'	25.00'	34.06'	S73°44'58"E	14.64'
C39	14.86'	25.00'	34.06'	S72°11'41"W	14.64'
C40	39.27'	25.00'	90.00'	N45°46'38"W	35.36'
C41	14.86'	25.00'	34.06'	N73°44'58"W	14.64'
C42	38.02'	70.00'	31.12'	N75°12'56"W	37.56'
C43	14.86'	25.00'	34.06'	N76°40'55"W	14.64'
C44	14.86'	25.00'	34.06'	N72°11'41"E	14.64'
C45	22.81'	42.00'	31.12'	N75°12'56"W	22.54'
C46	14.86'	25.00'	34.06'	S42°37'34"E	14.64'
C47	146.29'	175.00'	47.90'	S65°16'30"W	142.07'
C48	23.56'	15.00'	90.00'	N45°46'38"W	21.21'
C49	111.92'	225.00'	28.50'	S44°35'46"W	110.77'

Curve Table					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C50	12.29'	25.00'	28.16'	S13°46'27"E	12.16'
C51	42.05'	25.00'	96.38'	S76°02'30"E	37.27'
C52	150.86'	339.59'	25.45'	N43°03'26"E	149.63'
C53	12.29'	25.00'	28.16'	N41°55'48"W	12.16'
C54	93.36'	225.00'	23.77'	S77°20'10"W	92.69'
C55	14.86'	25.00'	34.06'	S73°44'58"E	14.64'
C56	122.81'	340.00'	20.70'	N78°52'30"E	122.14'
C57	42.05'	25.00'	96.38'	N20°20'15"E	37.27'
C58	14.86'	25.00'	34.06'	S72°11'41"W	14.64'
C59	369.93'	360.00'	58.88'	S59°47'04"W	353.87'
C60	531.99'	515.03'	59.18'	N59°37'52"E	508.65'
C61	23.56'	15.00'	90.00'	N14°39'14"W	21.21'
C62	14.83'	25.00'	33.98'	N76°38'37"W	14.61'
C63	22.51'	25.00'	51.58'	S60°34'33"W	21.75'
C64	555.82'	585.00'	54.44'	S62°00'14"W	535.15'
C65	15.86'	25.19'	36.08'	N14°23'37"E	15.60'
C66	554.90'	540.00'	58.88'	S59°47'04"W	530.81'
C67	14.86'	25.00'	34.06'	S73°44'58"E	14.64'
C68	14.86'	25.00'	34.06'	S72°11'41"W	14.64'
C69	247.11'	559.97'	25.28'	S76°34'53"W	245.11'
C70	35.78'	25.00'	82.00'	N70°27'26"W	32.80'
C71	15.79'	25.00'	36.20'	N11°23'26"W	15.53'
C72	321.43'	674.88'	27.29'	N75°34'46"E	318.40'
C73	23.56'	15.00'	90.00'	S45°46'38"E	21.21'
C74	39.85'	25.00'	91.32'	S15°59'59"W	35.76'
C75	261.30'	560.00'	26.73'	S43°42'47"W	258.93'
C76	15.86'	25.19'	36.08'	S46°17'54"W	15.60'
C77	23.56'	15.00'	90.00'	N14°39'15"W	21.21'
C78	342.54'	674.36'	29.10'	N44°53'26"E	338.87'
C79	15.79'	25.00'	36.20'	S47°35'19"E	15.53'
C80	47.20'	525.00'	5.15'	S57°04'42"E	47.19'
C81	39.27'	25.00'	90.00'	S14°39'15"E	35.36'
C82	383.40'	715.00'	30.72'	S45°42'27"W	378.82'
C83	39.96'	25.00'	91.58'	N73°08'36"W	35.84'
C84	117.39'	775.00'	8.68'	N31°41'42"W	117.28'
C85	14.57'	25.00'	33.39'	N19°20'31"W	14.36'
C86	162.65'	50.00'	186.38'	N81°02'05"W	99.85'
C87	21.03'	25.00'	48.19'	S29°52'14"W	20.41'
C88	21.03'	25.00'	48.19'	S78°03'37"W	20.41'
C89	162.65'	50.00'	186.38'	S08°57'55"W	99.85'
C90	21.03'	25.00'	48.19'	S60°07'46"E	20.41'
C91	71.95'	475.00'	8.68'	S31°41'42"E	71.88'
C92	39.27'	25.00'	90.00'	S17°38'40"W	35.36'
C93	39.27'	25.00'	90.00'	S72°21'20"E	35.36'
C94	39.27'	25.00'	90.00'	N17°38'40"E	35.36'
C95	109.82'	725.00'	8.68'	N31°41'42"W	109.72'
C96	39.27'	25.00'	90.00'	S81°02'05"E	35.36'
C97	39.27'	25.00'	90.00'	N08°57'55"E	35.36'
C98	79.53'	525.00'	8.68'	S31°41'42"E	79.45'

DRIPPING SPRINGS, HAYS COUNTY, TEXAS



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Date: 05/17/2021
 Scale:
 Drawn by: JBB
 Reviewer: GC
 Project: 1691-002
 Sheet: 5 OF 6
 Field Book: -
 Party Chief: JSM
 Survey Date: 01-30-2018

