

PARKLAND SUMMARY		
CATEGORY	DESCRIPTION	LOT# Area (AC)
1.0 AC	PUBLIC PARKLAND	38-7 0.06
	PRIVATE OPEN SPACE	42-31 0.06
	PRIVATE OPEN SPACE	54-8 0.90
	PRIVATE OPEN SPACE	54-10 0.24
	<b>TOTAL</b>	<b>4 1.26</b>
1.0-3.0 AC	PRIVATE OPEN SPACE	43-14* 2.24
		2 0.26
	<b>TOTAL</b>	<b>1 3.52</b>

\*LOT AREA ONLY DISPLAYS TRACT 1 SECTION.

SITE DATA TABLE	
TOTAL SITE AREA	12.23 AC
RESIDENTIAL LOTS A (34' X 115')	0 0.00 AC
RESIDENTIAL LOTS B (45' X 120')	11 2.18 AC
RESIDENTIAL LOTS C (67' X 120')	24 4.99 AC
TOTAL RESIDENTIAL LOTS	35 7.17 AC
PRIVATE OPEN SPACE	5 7.69 AC
PRIVATE PARKLAND	0.00 AC
PUBLIC PARKLAND	1 0.06 AC
STREET R.O.W.	1,348 LF
NUMBER OF BLOCKS	5

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

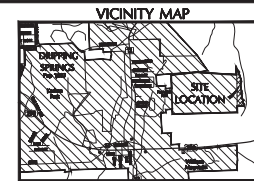
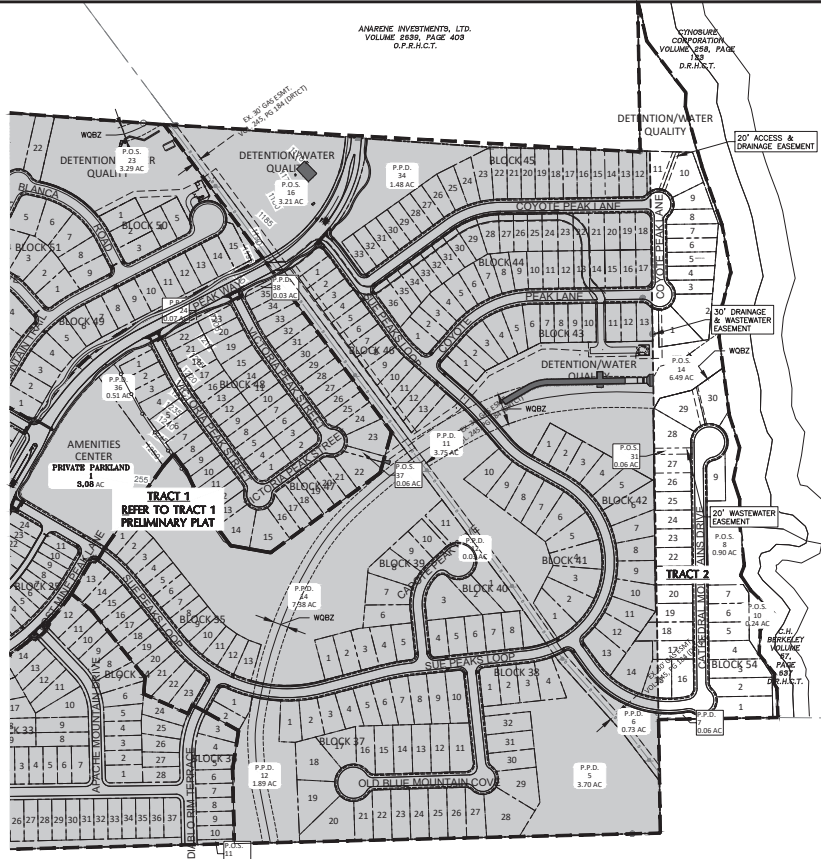
R.O.W. WIDTHS	
ALLEY	20'/28'
LOCAL	50'
COLLECTOR	70'

PAVEMENT WIDTHS	
LOCAL	28'
COLLECTOR	32'

# BIG SKY RANCH AT DRIPPING SPRINGS TRACT 2 SUBDIVISION

HAYS COUNTY, TEXAS WITHIN THE DRIPPING SPRINGS ETJ



**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊖ POWER POLE
- ⬇ DOWN GUT
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- EXISTING CONTOURS

PUBLIC ROADWAY TABLE				
STREET NAME	R.O.W. PAVEMENT C&G	CL LENGTH	SIDEWALK	
CATHEDRAL MOUNTAIN DRIVE	50' 28'	Y 1,007.04 LF	BOTH SIDES 4' WIDE	
KOYOTE PEAK LANE	50' 28'	Y 340.32 LF	BOTH SIDES 4' WIDE	

**OWNER/DEVELOPER:** MATTHEW SCRYENER  
HERITAGE HOMES  
6920 BUSINESS PARK DRIVE, SUITE 350  
AUSTIN, TEXAS 78759  
(512) 935-6409

**CONTACT:** MATTHEW SCRYENER

**ENGINEER:** DOUCET & ASSOCIATES  
7401 B HWY. 71 WEST, SUITE 160  
AUSTIN, TEXAS 78735  
(512) 583-2600

**CONTACT:** CHRISTOPHER A. REID, P.E. - MANAGING ENGINEER

**LAND SURVEY:** DOUCET & ASSOCIATES, INC.  
7401 B HWY. 71 WEST, SUITE 160  
AUSTIN, TEXAS 78735  
(512) 583-2600

**CONTACT:** GARRETT CAVALUOLO, R.P.L.S.

**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

**NOTE:** THIS PROJECT IS SUBJECT TO PDD ORDINANCE 2020-25 FOR SCOTT RANCH APPROVED BY THE CITY OF DRIPPING SPRINGS AND RECORDED AS DOC# 18088622 DATED JULY 16, 2018 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [OP.R.H.C.T.]

**LEGAL DESCRIPTION:** BEING A 12233 ACRE TRACT OF LAND OUT OF THE IV. DAVIS, JR. PREEMPTION SURVEY, ABSTRACT NUMBER 673, HAYS COUNTY, TEXAS, BEING OUT OF A CALLED 12355 ACRE TRACT, DESCRIBED TO HERITAGE HOMES OF TEXAS, L.L.C. IN DOCUMENT NUMBER 20027264 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

**SITE AREA:** 12,233 ACRES

**BENCHMARK:** 1/2-INCH ROD FOUND IN THE NORTH LINE OF THAT CALLED 27723-ACRE TRACT DESCRIBED TO KATHERINE BENTLEY CANNON, ET AL. IN VOLUME 198, PAGE 191 D.L.C.T., FOR THE SOUTHEAST CORNER OF THAT CALLED 15784-ACRE TRACT DESCRIBED TO CITY OF DRIPPING SPRINGS AS RECORDED IN VOLUME 174, PAGE 289 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [OP.R.H.C.T.]

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

**FLOODPLAIN:** ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48290C0105E, DATED SEPTEMBER 2, 2002. NO PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN THE 100-YEAR FLOOD PLAIN.

SUBMITTED BY: S1421  
ORIGINAL SUBMITTAL DATE: CHRISTOPHER A. REID, P.E. OCTOBER 30, 2020

STATE OF TEXAS  
COUNTY OF HAYS  
CITY OF DRIPPING SPRINGS

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

APPROVED, THIS DAY OF \_\_\_\_\_, 2021

BY: \_\_\_\_\_

PLANNING AND ZONING COMMISSION CHAIR OR VICE CHAIR,

ATTEST: \_\_\_\_\_

ANDREA CUNNINGHAM, CITY SECRETARY

- 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 PLAN AND CONSTRUCTION PLANS.
  - STORM WATER SHALL BE CONVEYED VIA DRAINAGE EASEMENTS.
  - DESIGN STANDARDS PER CITY OF DRIPPING SPRINGS STANDARDS AS MODIFIED BY APPROVED DEVELOPMENT AGREEMENT.
  - 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, 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 OR PLACED 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 PLAN.
  - CONSTRUCTION ACCESS SHALL BE VIA ROB SHELTON BLVD.
  - FOR THE PURPOSES OF THE PDD ENTITLEMENTS, BLOCK 45 LOT 11 SHALL BE CONSIDERED PART OF TRACT 1.
  - FOR THE PURPOSES OF THE PDD ENTITLEMENTS, BLOCK 42 LOTS 15, 17-24, AND 31 SHALL BE CONSIDERED PART OF TRACT 2.

**DA DOUCET & ASSOCIATES**  
Civil Engineering - Eminent - Surveying/Mapping  
7401 B Highway 71 W, Suite 160  
Dripping Springs, TX 78620  
www.doucetengineers.com  
Registration Number 3137

OVERALL TRACT 2  
PRELIMINARY PLAN

BIG SKY RANCH  
TRACT 2  
PRELIMINARY PLAN  
DRIPPING SPRINGS, TX



EXHIBIT  
**E**

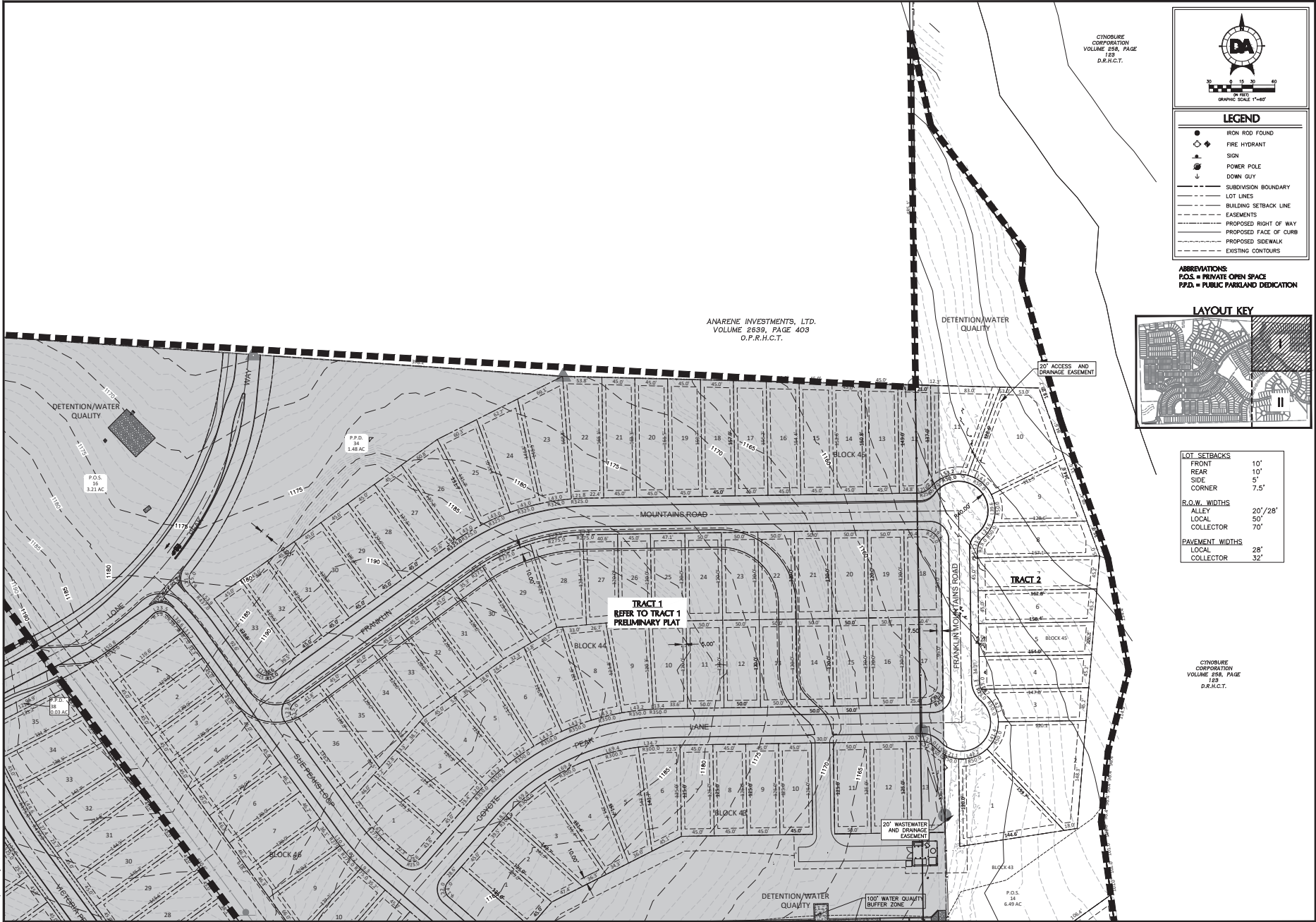
Designed: **RA & JB**  
Drawn: **JB**  
Reviewed: **CAR**  
Date: **10-30-2020**

SHEET  
**1**  
OF 3

Project No:  
**1691-002**

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ANARENE INVESTMENTS, LTD.  
 VOLUME 2639, PAGE 403  
 O.P.R.H.C.T.

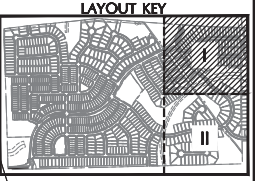
CYNOSURE CORPORATION  
 VOLUME 558, PAGE 159  
 D.R.A.C.T.



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- IRON ROD FOUND
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ABBREVIATIONS:  
 P.O.S. = PRIVATE OPEN SPACE  
 P.P.D. = PUBLIC PARKLAND DEDICATION



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FRONT	10'
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CYNOSURE CORPORATION  
 VOLUME 558, PAGE 159  
 D.R.A.C.T.

**DA DOUCET & ASSOCIATES**  
 Civil Engineering - Easements - Surveying/Mapping  
 7401 B. Highway 71 W. Suite 160  
 Irving, Texas 75039  
 www.doucetengineers.com  
 Firm Registration Number: 3337

**TRACT 2 PRELIMINARY PLAT I**

**BIG SKY RANCH  
 TRACT 2  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, TX**



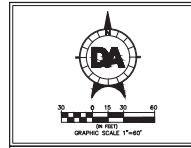
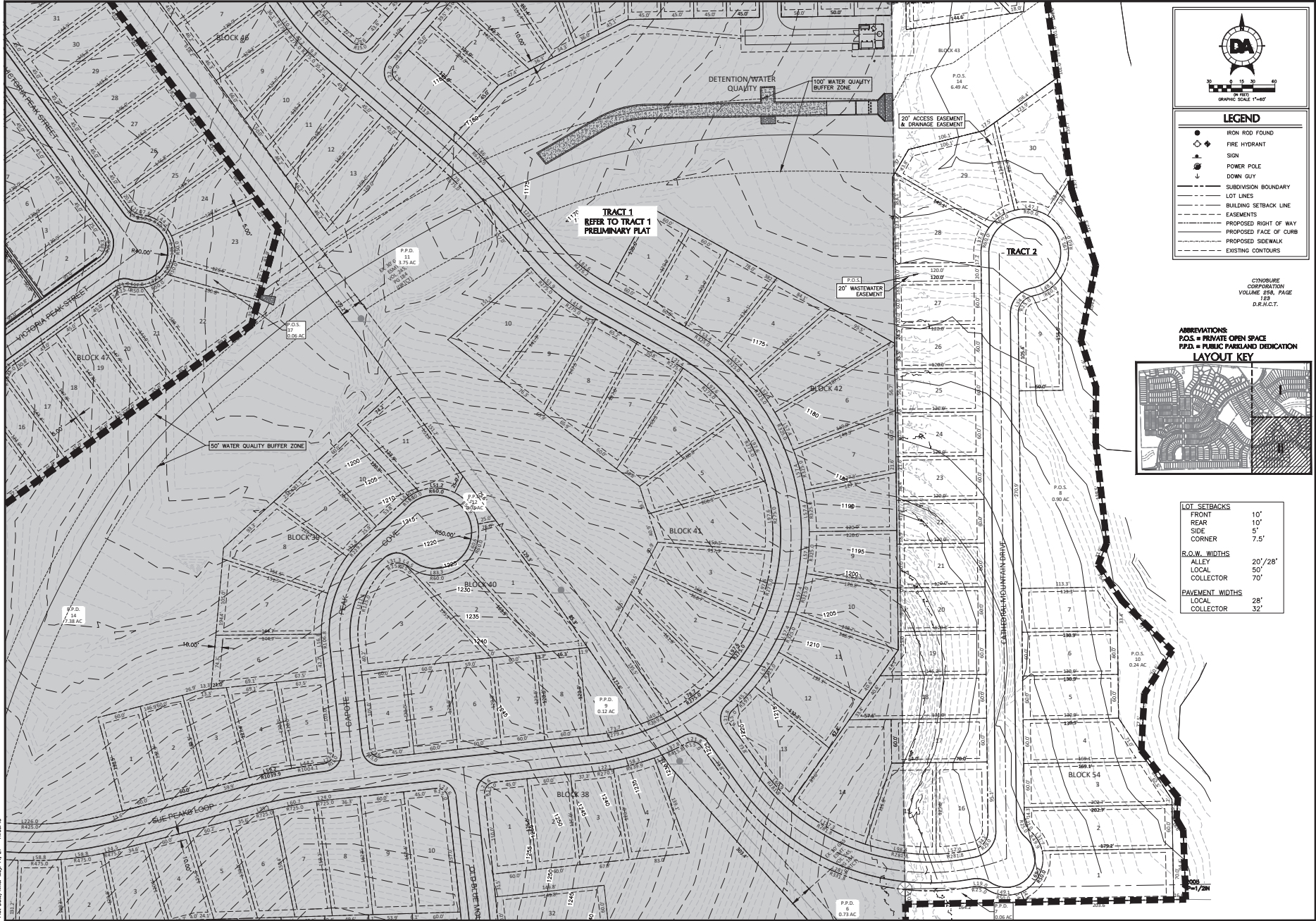
**EXHIBIT E**

Designed: **PI & JR**  
 Drawn: **BR**  
 Reviewed: **CAR**  
 Date: 10/30/2020

**SHEET 2 OF 3**

Project No: 1691-002

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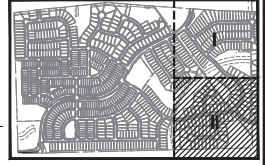


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CITY OF DALLAS  
 CORPORATION  
 VOLUME 259, PAGE  
 183  
 D.M.E.C.T.

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**LAYOUT KEY**

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**DA DOUCET & ASSOCIATES**  
 Civil Engineering - Eminent - Surveying/Mapping  
 7401 B. Highway 71 W. Suite 160  
 Dallas, Texas 75247  
 www.doucetengineers.com (972) 588-2400  
 Firm Registration Number 3137

**TRACT 2 PRELIMINARY PLAT II**

**BIG SKY RANCH  
 TRACT 2  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, TX**



**EXHIBIT  
 E**

Designed: **RI & JR**  
 Drawn: **MLD**  
 Reviewed: **CAR**  
 Date: **10-30-2020**  
**SHEET  
 3  
 OF 3**  
 Project No: **1691-002**