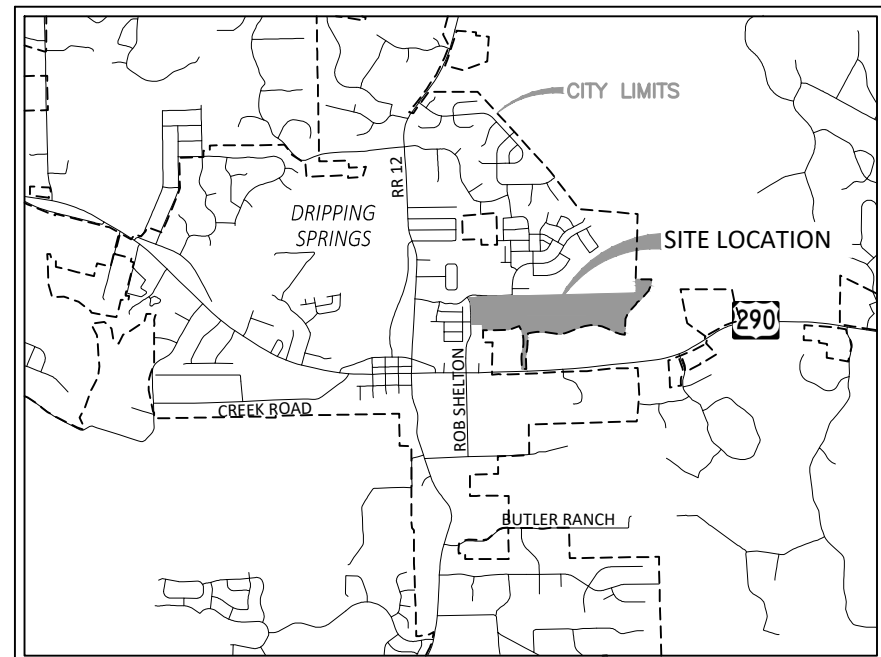


**LEGEND**

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

P.O.S. = OPEN SPACE  
 OPEN SPACE = PUBLIC UPLANDS PARK



# CANNON RANCH SUBDIVISION

HAYS COUNTY, TEXAS WITHIN  
 CITY OF DRIPPING SPRINGS

ROW DEDICATION FOR FUTURE ROADWAY EXPANSION

ROW DEDICATION FOR FUTURE ROADWAY EXPANSION (BY OTHERS)

**LOT SETBACKS**

FRONT	20'
REAR	10'
SIDE	5'
CORNER	15'

**PUBLIC ROADWAY TABLE**

STREET NAME	R.O.W.	PAVEMENT	C&G	CL LENGTH
DENALI WAY	54'	30'	YES	1,431'
WRANGELL WAY	54'	30'	YES	1,452'
KINGS CANYON DRIVE	54'	30'	YES	972'
RUSHMORE DRIVE	54'	30'	YES	2,464'
RAINIER WAY	54'	30'	YES	4,204'
CRATER LAKE DRIVE	54'	30'	YES	1,074'
GORGE DRIVE	54'	30'	YES	340'
DUVALL DRIVE	54'	30'	YES	195'
DIABLO RIM TERRACE	54'	30'	YES	358'
LONE PEAK WAY	114'	48'	YES	2,150'
BERKLEY BLVD.	90'	24'	YES	2,811'

- NOTES:**
- ALL PROPOSED ROADWAYS SHALL BE COMPLIANT TO THE ROADWAY SECTIONS IN THE APPROVED PDD #12 AND OFFSITE ROADWAY AGREEMENT.
  - 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 - CITY OF DRIPPING SPRINGS  
 WASTEWATER CITY OF DRIPPING SPRINGS  
 ELECTRICITY - P.E.C.
  - FINAL DETERMINATION FOR EASEMENTS TO BE DETERMINED WITH FINAL PLAT AND CONSTRUCTION PLANS.
  - STORM WATER SHALL BE CONVEYED VIA DRAINAGE EASEMENTS & PUBLIC ROW.
  - DESIGN STANDARDS PER CITY OF DRIPPING SPRINGS STANDARDS AS MODIFIED BY APPROVED PDD #12.
  - 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 PLAT.
  - STREET LIGHTING WILL COMPLY WITH LIGHTING ORDINANCE [SRDA 3.11].
  - BERKLEY BLVD WILL BE BUILT WITHIN THE DEDICATED 60' ROW PER DOC #21042558

STATE OF TEXAS  
 COUNTY OF HAYS  
 CITY OF DRIPPING SPRINGS

THIS PLAT, CANNON 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 & ZONING COMMISSION CHAIR OR VICE CHAIR

ATTEST:  
 ANDREA CUNNINGHAM, CITY SECRETARY

**PARKLAND DEDICATION SUMMARY**

DESCRIPTION	LOT#	AREA (AC)
<b>Phase One</b>		
OPEN SPACE	LOT 32, BLOCK 1	0.38
PRIVATE OPEN SPACE	LOT 25, BLOCK 2	0
PRIVATE OPEN SPACE	LOT 1, BLOCK 4	0
PRIVATE OPEN SPACE	LOT 24, BLOCK 4	0
OPEN SPACE	LOT 1, BLOCK 5	2.53
POND A	LOT 1, BLOCK 5	-1.98
<b>Phase Two</b>		
OPEN SPACE	LOT 1, BLOCK 7	1.50
PRIVATE OPEN SPACE	LOT 1, BLOCK 8	0
PRIVATE OPEN SPACE	LOT 1, BLOCK 9	0
<b>Phase Three</b>		
OPEN SPACE	LOT 85, BLOCK 7	1.01
PRIVATE OPEN SPACE	LOT 19, BLOCK 9	0.00
PRIVATE NEIGHBORHOOD PARK	LOT 9, BLOCK 10	2.84
POND B	LOT 9, BLOCK 10	-0.50
PRIVATE OPEN SPACE	LOT 1, BLOCK 11	0.00
<b>Phase Four</b>		
OPEN SPACE	LOT 45, BLOCK 10	7.91
OPEN SPACE	LOT 46, BLOCK 10	0.08
OPEN SPACE	LOT 30, BLOCK 11	5.94
POND C	LOT 45, BLOCK 10	-1.33
TOTAL DEDICATED		18.38
TOTAL REQUIRED		16.30

**SITE DATA TABLE**

TOTAL SITE AREA		100.58 AC
RESIDENTIAL LOTS (40')	148	17.79 AC
RESIDENTIAL LOTS (45')	164	22.05 AC
RESIDENTIAL LOTS (60')	63	11.63 AC
TOTAL RESIDENTIAL LOTS	375	51.47 AC
TOTAL PARKLAND	15	16.66 AC
STREET R.O.W.		32.45 AC
NUMBER OF BLOCKS	11	
TOTAL PHASE 1 AREA		27.09 AC
RESIDENTIAL LOTS (40')	65	8.53 AC
RESIDENTIAL LOTS (45')	57	6.87 AC
TOTAL PHASE 2 AREA		22.66 AC
RESIDENTIAL LOTS (40')	50	5.55 AC
RESIDENTIAL LOTS (45')	47	6.68 AC
TOTAL PHASE 3 AREA		20.89 AC
RESIDENTIAL LOTS (40')	33	3.71 AC
RESIDENTIAL LOTS (45')	60	8.5 AC
TOTAL PHASE 4 AREA		29.93 AC
RESIDENTIAL LOTS (60')	63	11.63 AC

**OWNER/DEVELOPER:** ASHTON WOODS HOMES  
 107210 RESEARCH BOULEVARD, SUITE B-210  
 AUSTIN, TEXAS 78659  
 (512) 610-7000

**CONTACT:** STEVEN PIERCE

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

**CONTACT:** JOE GRASSO, P.E. - MANAGING ENGINEER

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

**CONTACT:** CHRIS TERRY, R.P.L.S.

**UTILITY PROVIDERS:** WATER: CITY OF DRIPPING SPRINGS  
 WASTEWATER: CITY OF DRIPPING SPRINGS  
 ELECTRIC: PEDERNALES ELECTRICAL COOPERATIVE

**JURISDICTION:** CITY OF DRIPPING SPRINGS

**NOTE:** THIS PROJECT IS SUBJECT TO PDD #12 APPROVED BY THE CITY OF DRIPPING SPRINGS AND RECORDED AS DOC #21042090, DATED 8/3/2021, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [OPRHCT]

**LEGAL DESCRIPTION:** BEING A 100.58 ACRE TRACT OF LAND OUT OF THE PHILIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415, AND THE CH. MALOTT SURVEY, ABSTRACT NUMBER 693, HAYS COUNTY, TEXAS, SAID TRACT BEING OUT OF THAT CALLED 209.697 ACRE TRACT CONVEYED IN A DEED TO CANNON FAMILY, LTD., AS RECORDED IN VOLUME 1619, PAGE 313 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], ALSO BEING OUT OF A CALLED 58.000 ACRE TRACT DESCRIBED IN A DEED TO ORYX CANNON 58 LLC, RECORDED IN DOCUMENT NUMBER 20023358 [O.P.R.H.C.T.].

**SITE AREA:** 100.58 ACRES

**BENCHMARK:** 1/2-INCH ROD FOUND IN THE NORTH LINE OF THAT CALLED 277.23-ACRE TRACT DESCRIBED TO KATHERINE BERKLEY CANNON, ET. AL. IN VOLUME 198, PAGE 151 D.R.T.C.T., FOR THE SOUTHEAST CORNER OF THAT CALLED 1978-ACRE TRACT DESCRIBED TO CITY OF DRIPPING SPRINGS AS RECORDED IN VOLUME 1714, PAGE 289 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.]

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

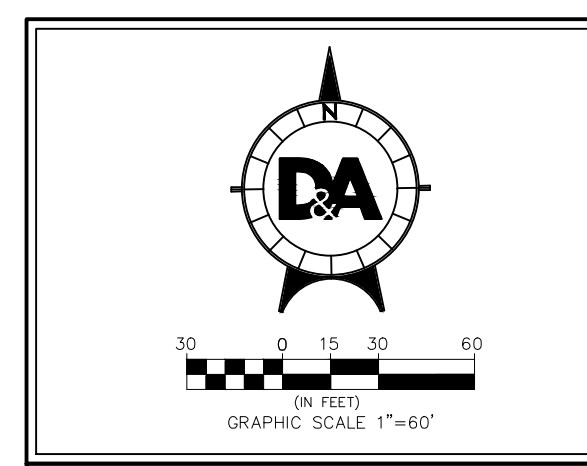
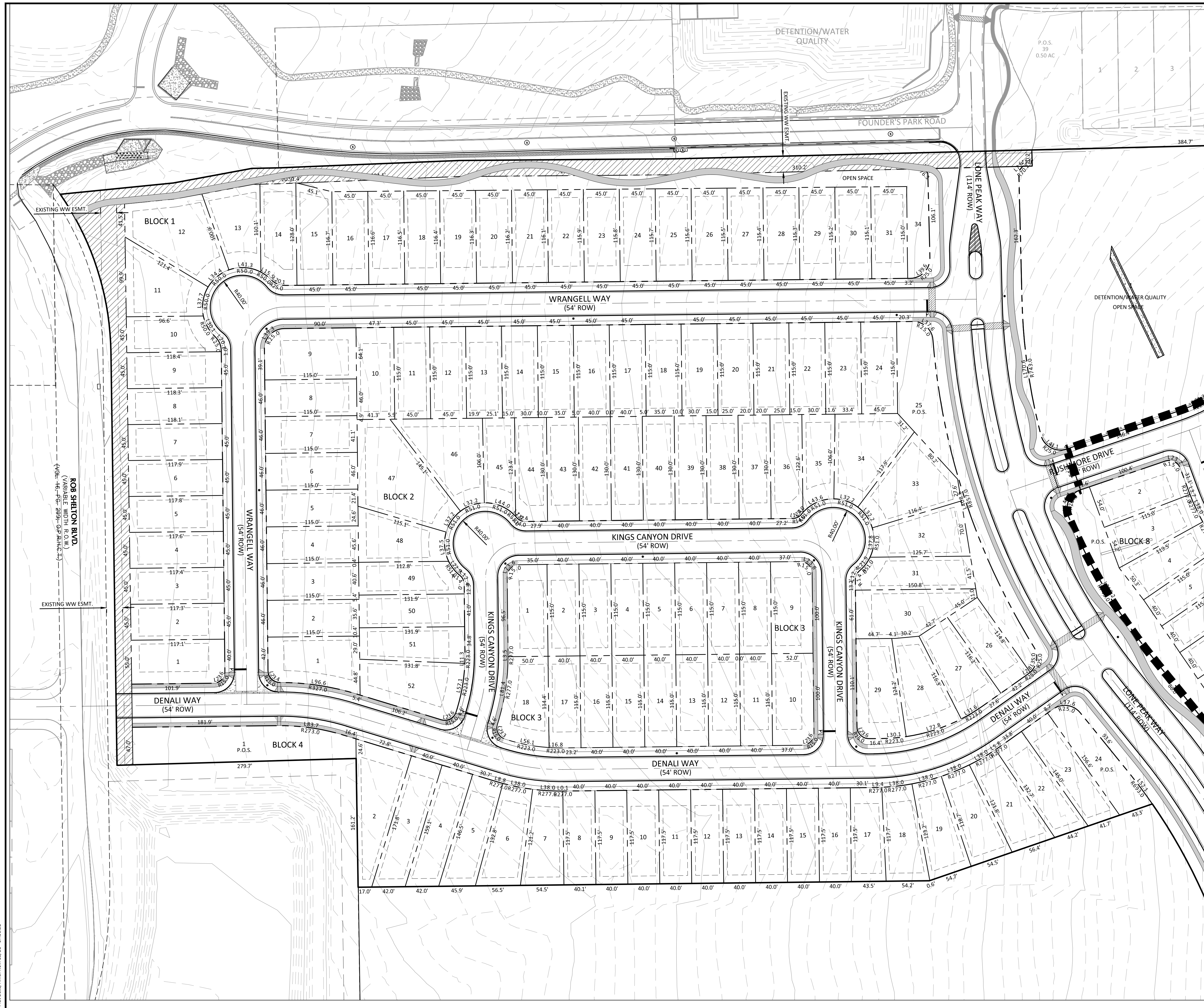
**FLOODPLAIN:** ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48209C0105F, DATED SEPTEMBER 2, 2005. NO PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN THE 100-YEAR FLOOD PLAIN.

**SUBMITTED BY:** JOE GRASSO, P.E.

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 Plot Date/Time: Nov 18, 2021 12:25:52



**LEGEND**

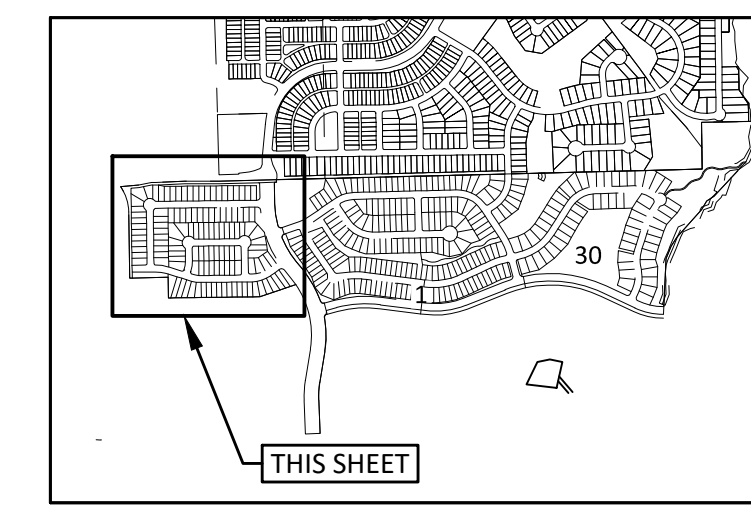
- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊖ POWER POLE
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- PROPOSED RIGHT OF WAY
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- PROPOSED SIDEWALK
- EXISTING CONTOURS

ROW DEDICATION FOR FUTURE ROADWAY EXPANSION

P.O.S. = OPEN SPACE  
 OPEN SPACE = PUBLIC UPLANDS PARK

**LOT SETBACKS**

FRONT	20'
REAR	10'
SIDE	5'
CORNER	15'



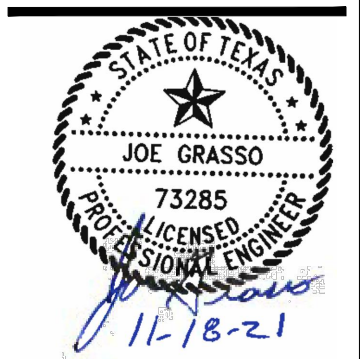
KEY MAP  
 1" = 1500'

MATCHLINE PRELIMINARY PLAN II

**D&A DOUCET & ASSOCIATES**  
 Civil Engineering - Planning - Geospatial  
 7401 B. Highway 71 W. Suite 160  
 Austin, TX 78735 Tel: (512)-583-2400  
 www.doucetengineers.com  
 TPEL Firm Number: 3937  
 TPLS Firm Number: 10105800

PRELIMINARY PLAT I

CANNON RANCH  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, TEXAS



Designed: JH - JG - GS  
 Drawn: GS - PM  
 Reviewed: JH - JG  
 Date: 11/18/2021

SHEET  
**2**  
 OF 5

Project No.: 1298-003



Drawing: C:\pwworking\jwehnhburg\m84171298-003-pp-09.dwg  
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 Plot Date/Time: Nov 18 21 12:57:07



GRAPHIC SCALE 1"=60'

**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- SIGN
- POWER POLE
- DOWN GUY
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P.O.S. = OPEN SPACE  
 OPEN SPACE = PUBLIC UPLANDS PARK

LOT SETBACKS	
FRONT	20'
REAR	10'
SIDE	5'
CORNER	15'

NOTE:  
 1. DOCUMENTATION IS TO BE PROVIDED TO THE CITY OF DRIPPING SPRINGS SHOWING THAT THE WELL HAS BEEN PLUGGED PER TCEQ STANDARDS PRIOR TO SITE CLEARING OR GRADING COMMENCES.

ROW DEDICATION	
[Cross-hatched pattern]	FOR FUTURE ROADWAY EXPANSION (BY OTHERS)

**LEGEND**

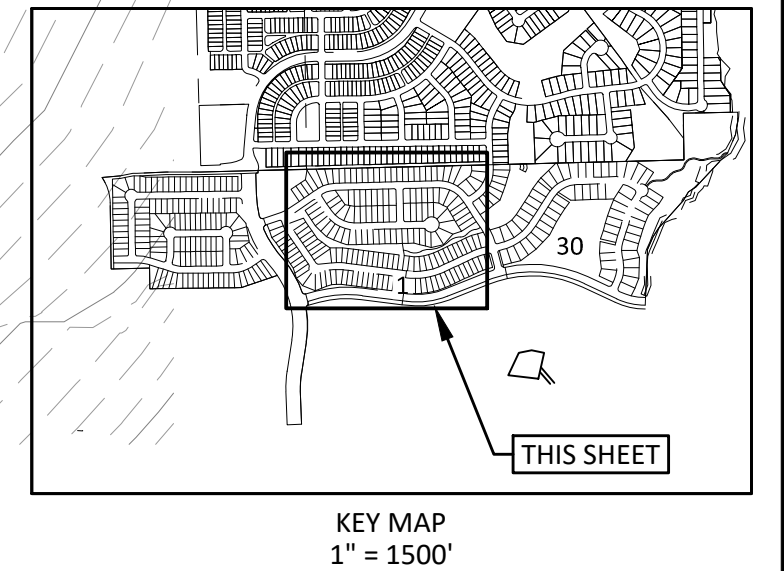
- IRON ROD FOUND
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- POWER POLE
- DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
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- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- EXISTING CONTOURS

P.O.S. = OPEN SPACE  
 OPEN SPACE = PUBLIC UPLANDS PARK

LOT SETBACKS	
FRONT	20'
REAR	10'
SIDE	5'
CORNER	15'

NOTE:  
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ROW DEDICATION	
[Cross-hatched pattern]	FOR FUTURE ROADWAY EXPANSION (BY OTHERS)



MATCHLINE PRELIMINARY PLAN I

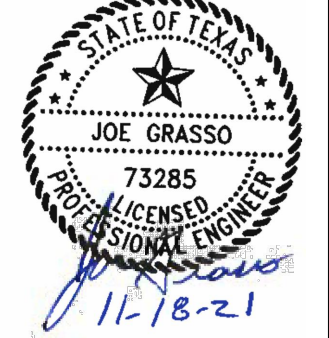
MATCHLINE PRELIMINARY PLAN III

REMOVE ALL EXISTING WELL COMPONENTS AND APPURTENANCES AND PLUG WELL (S-5) PER TCEQ & HAYS TRINITY GCD REQUIREMENTS. SEE NOTES THIS SHEET.

**DOUCET & ASSOCIATES**  
 Civil Engineering - Planning - Geospatial  
 7401 B. Highway 71 W. Suite 160  
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 www.doucetengineers.com  
 TBPB Firm Number: 3937  
 TBPB Firm Number: 10105800

PRELIMINARY PLAT II

**CANNON RANCH**  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, TEXAS

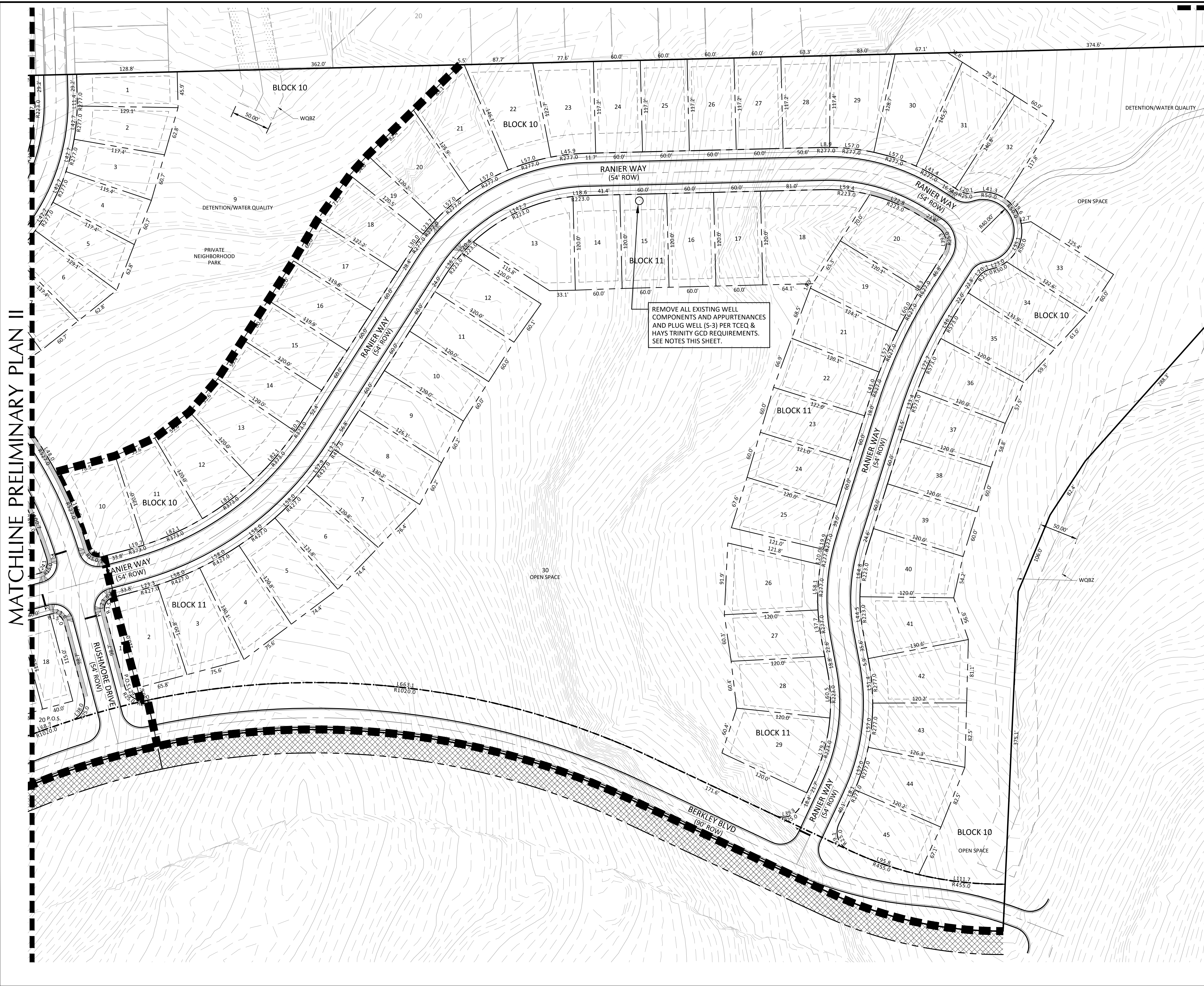


Designed: JH - JG - GS  
 Drawn: GS - PM  
 Reviewed: JH - JG  
 Date: 11/18/2021

SHEET  
**3**  
 OF 5  
 Project No.: 1298-003

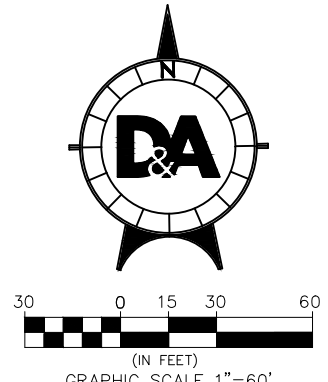


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MATCHLINE PRELIMINARY PLAN II

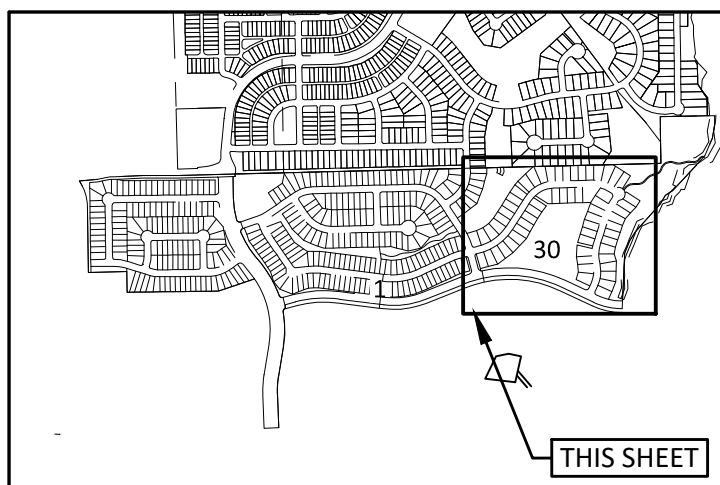
MATCHLINE PRELIMINARY PLAN IV



**LEGEND**

- IRON ROD FOUND
  - FIRE HYDRANT
  - SIGN
  - POWER POLE
  - DOWN GUY
  - SUBDIVISION BOUNDARY
  - LOT LINES
  - BUILDING SETBACK LINE
  - EASEMENTS
  - - - PROPOSED RIGHT OF WAY
  - - - PROPOSED FACE OF CURB
  - - - PROPOSED SIDEWALK
  - - - EXISTING CONTOURS
- P.O.S. = OPEN SPACE  
 OPEN SPACE = PUBLIC UPLANDS PARK

LOT SETBACKS	
FRONT	20'
REAR	10'
SIDE	5'
CORNER	15'



KEY MAP  
1" = 1500'

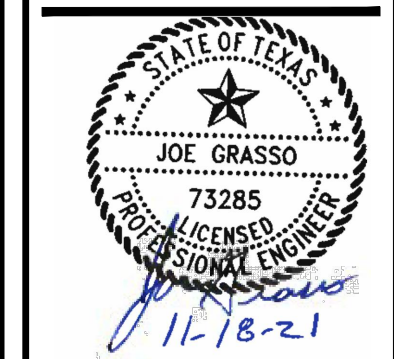
- NOTE:**
1. DOCUMENTATION IS TO BE PROVIDED TO THE CITY OF DRIPPING SPRINGS SHOWING THAT THE WELL HAS BEEN PLUGGED PER TCEQ STANDARDS PRIOR TO SITE CLEARING OR GRADING COMMENCES.

ROW DEDICATION FOR FUTURE ROADWAY EXPANSION (BY OTHERS)

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 TBP Firm Number: 3937  
 TPLS Firm Number: 10105800

PRELIMINARY PLAT III

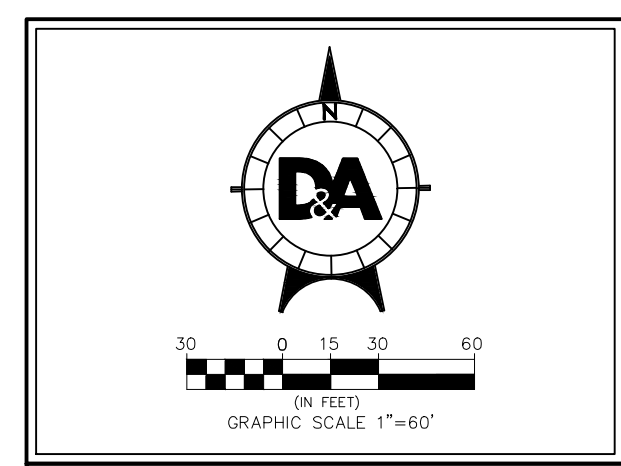
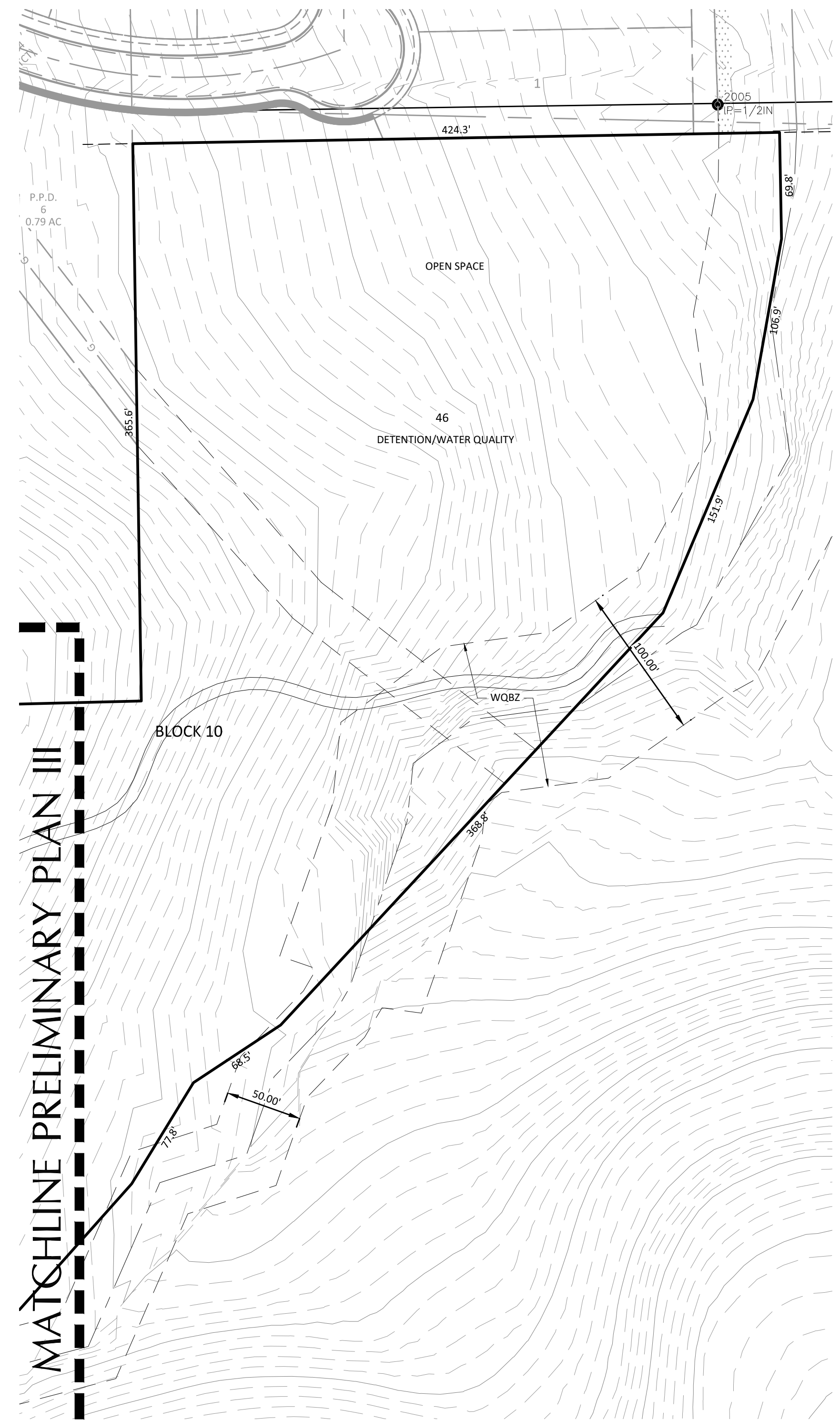
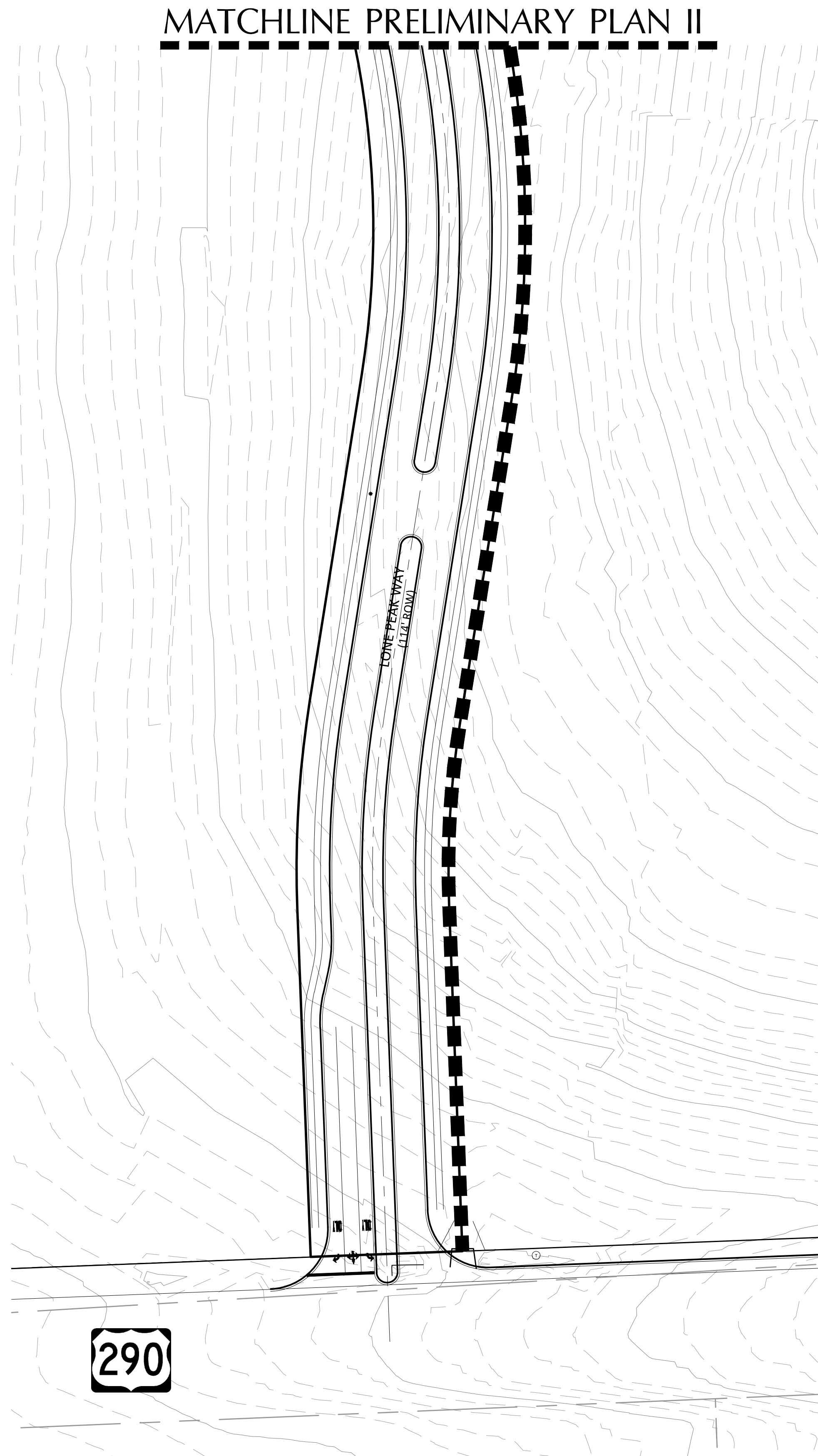
**CANNON RANCH**  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, TEXAS



Designed: JH-JG-GS  
 Drawn: GS-PM  
 Reviewed: JH-JG  
 Date: 11/18/2021



Drawing: C:\pw\_working\jwe\hshburg\m84171298-003-pp-5b.dwg  
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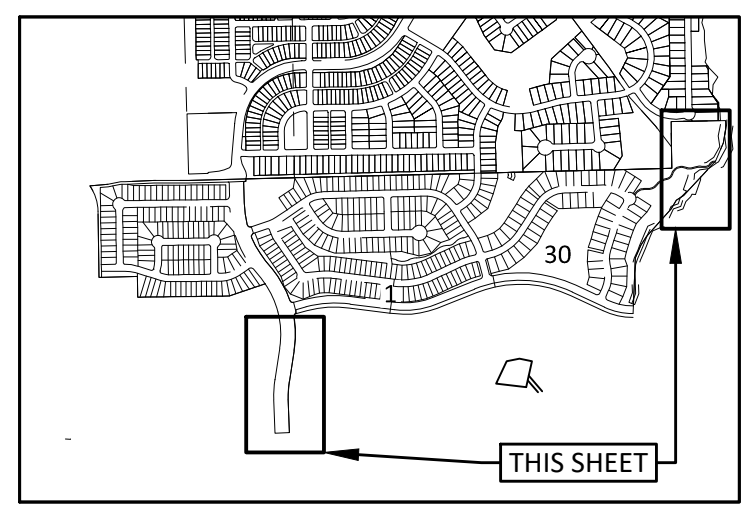
**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
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- EASEMENTS
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED FACE OF CURB
- - - PROPOSED SIDEWALK
- - - EXISTING CONTOURS

P.O.S. = OPEN SPACE  
 OPEN SPACE = PUBLIC UPLANDS PARK

**LOT SETBACKS**

FRONT	20'
REAR	10'
SIDE	5'
CORNER	15'

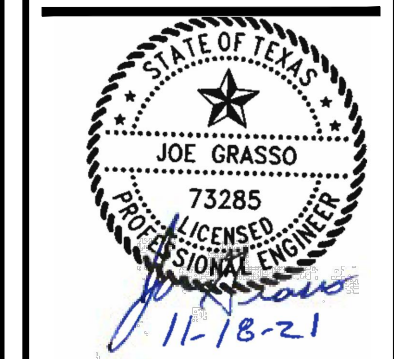


KEY MAP  
 1" = 1500'

**DOUCET & ASSOCIATES**  
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 TBPB Firm Number: 3937  
 TBPB Firm Number: 10105800

PRELIMINARY PLAT IV

CANNON RANCH  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, TEXAS



Designed: JH - JG - GS  
 Drawn: GS - PM  
 Reviewed: JH - JG  
 Date: 11/18/2021

SHEET  
**5**  
 OF 5  
 Project No.:  
 1298-003



PHASING PLAN

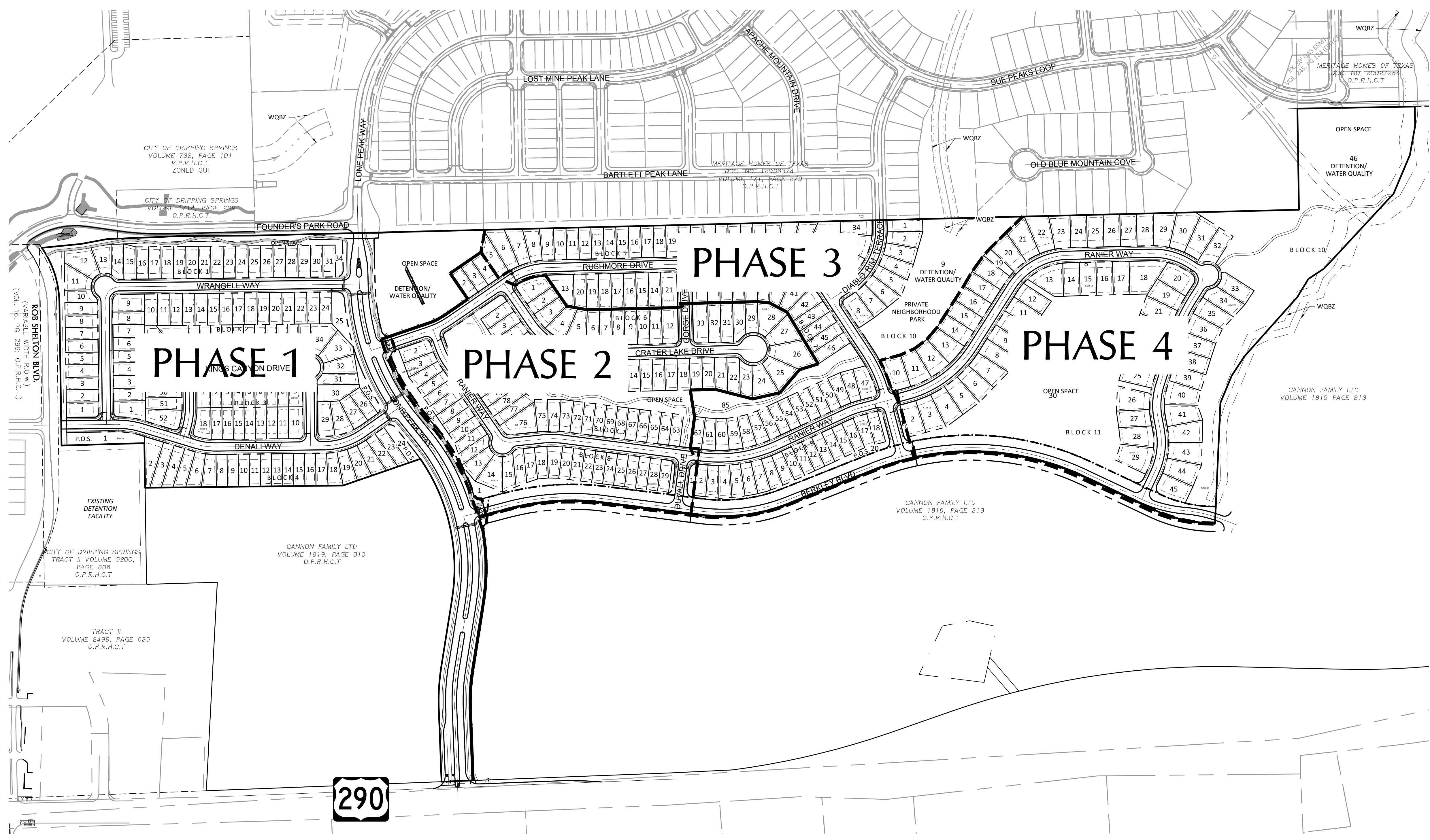
CANNON RANCH  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, TEXAS

EXHIBIT  
**B**

Designed: JH - JG - GS  
 Drawn: GS - PM  
 Reviewed: JH - JG  
 Date: 11/18/2021

SHEET  
**1**  
 OF 1

Project No.:  
 1298-003



100 0 50 100 200  
 (IN FEET)  
 GRAPHIC SCALE 1"=200'

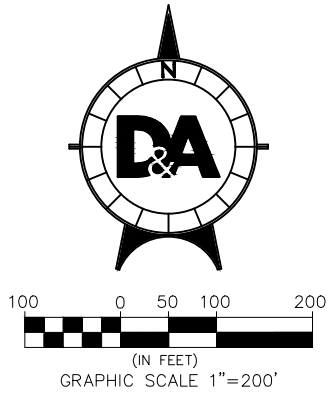
**LEGEND**

- IRON ROD FOUND
- FIRE HYDRANT
- SIGN
- POWER POLE
- DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- PHASE BOUNDARY

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 Plot Date/Time: Nov 18, 21 - 12:48:59



**LEGEND**

- IRON ROD
- ⊠ ELECTRIC PULL BOX
- E ELECTRIC METER
- ⊞ ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ⊕ FIRE HYDRANT
- G GAS METER
- ☆ LIGHT POLE
- ⊙ TELEPHONE MANHOLE
- ⊠ TELEPHONE SERVICE BOX
- ⊞ TRAFFIC SIGNAL BOX
- ⊞ TRAFFIC SIGNAL
- ⊞ WATER VALVE
- W WATER METER
- S STORM SEWER MANHOLE
- WW WASTEWATER MANHOLE
- W WATER MANHOLE
- ⊞ SIGN
- ⊞ POWER POLE
- ⊞ DOWN GUY
- ⊞ PROPOSED 10" CURB INLET
- ⊞ PROPOSED WING WALL
- ⊞ PROPOSED GRATE INLET
- SUBDIVISION BOUNDARY
- LOT BOUNDARY
- EASEMENTS
- W PROPOSED WATER PIPE
- WW PROPOSED WASTEWATER PIPE
- FM PROPOSED FORCE MAIN PIPE
- PROPOSED STORM PIPE
- OE OVERHEAD ELECTRIC
- EDGE OF EXISTING ASPHALT

- NOTES:**
1. ALL WATER LINE MATERIAL, JOINTS, RESTRAINING AND THRUST BLOCKING TO BE IN ACCORDANCE TO CITY OF DRIPPING SPRINGS DETAILS AND SPECIFICATIONS.
  2. WATER LINE ASSIGNMENT TO BE 5.5' FROM R.O.W.
  3. WATER LINE TO HAVE MINIMUM COVER OF 3 FEET.

**DOUCET & ASSOCIATES**  
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 TBPB Firm Number: 3937  
 TBPB Firm Number: 10105800

OVERALL UTILITY PLAN

CANNON RANCH  
 PRELIMINARY PLAN  
 DRIPPING SPRINGS, TEXAS

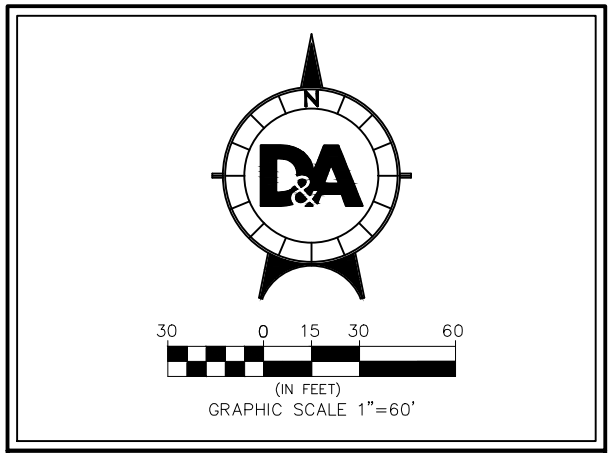
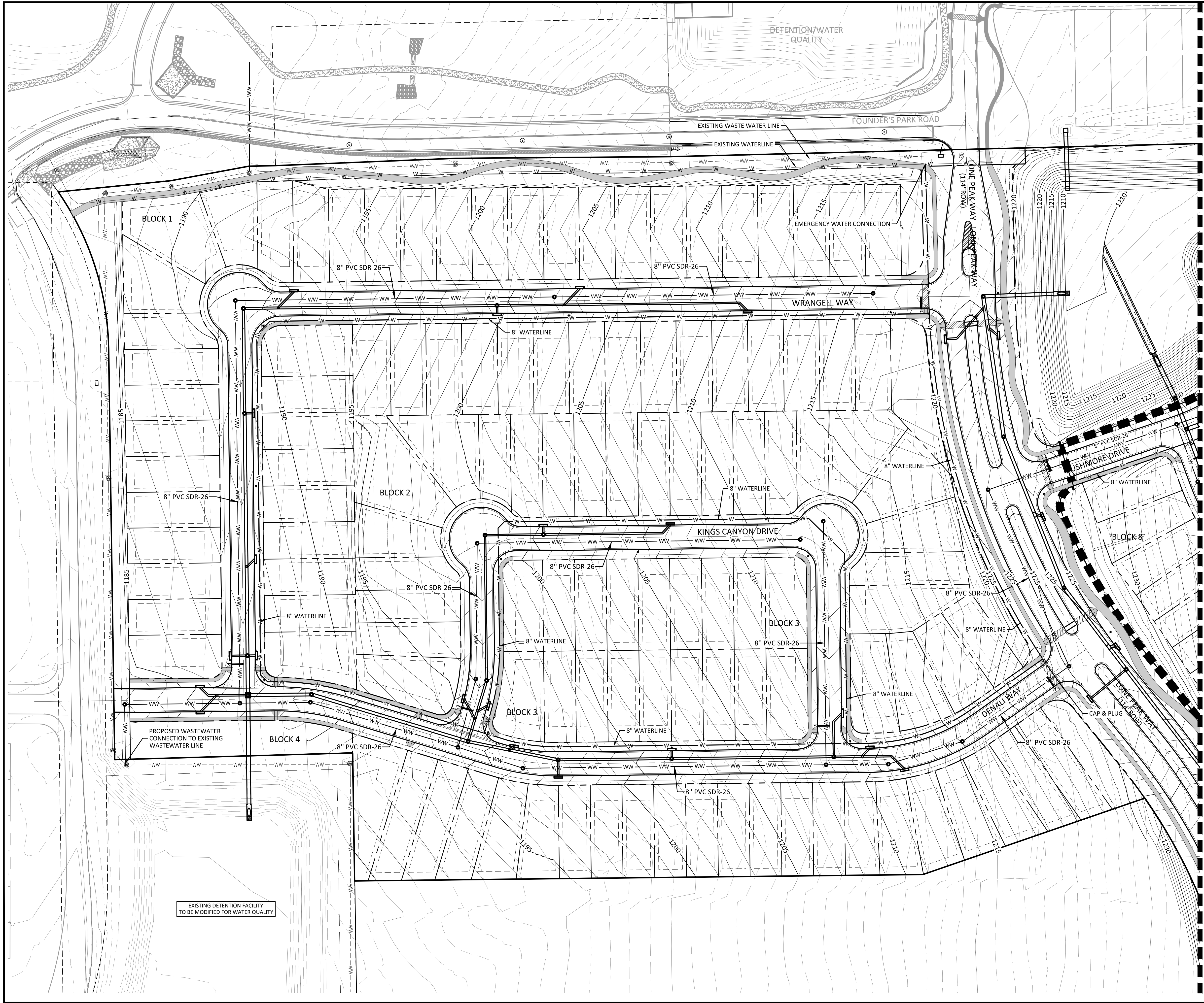
EXHIBIT  
 C

Designed: JH - JG - GS  
 Drawn: GS - PM  
 Reviewed: JH - JG  
 Date: 11/18/2021

SHEET  
 1  
 OF 5

Project No.: 1298-003





LEGEND	
	IRON ROD
	ELECTRIC PULL BOX
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	ELECTRIC MANHOLE
	FIRE HYDRANT
	GAS METER
	LIGHT POLE
	TELEPHONE MANHOLE
	TELEPHONE SERVICE BOX
	TRAFFIC SIGNAL BOX
	TRAFFIC SIGNAL
	WATER VALVE
	WATER METER
	STORM SEWER MANHOLE
	WASTEWATER MANHOLE
	WATER MANHOLE
	SIGN
	POWER POLE
	DOWN GUY
	PROPOSED 10' CURB INLET
	PROPOSED WING WALL
	PROPOSED GRATE INLET
	SUBDIVISION BOUNDARY
	LOT BOUNDARY
	EASEMENTS
	PROPOSED WATER PIPE
	PROPOSED WASTEWATER PIPE
	PROPOSED FORCE MAIN PIPE
	PROPOSED STORM PIPE
	OVERHEAD ELECTRIC
	EDGE OF EXISTING ASPHALT

NOTES:  
 1. ALL WATER LINE MATERIAL, JOINTS, RESTRAINING AND THRUST BLOCKING TO BE IN ACCORDANCE TO CITY OF DRIPPING SPRINGS DETAILS AND SPECIFICATIONS.  
 2. WATER LINE ASSIGNMENT TO BE 5.5' FROM R.O.W.  
 3. WATER LINE TO HAVE MINIMUM COVER OF 3 FEET.

MATCHLINE PRELIMINARY UTILITY PLAN II

**PRELIMINARY UTILITY PLAN I**

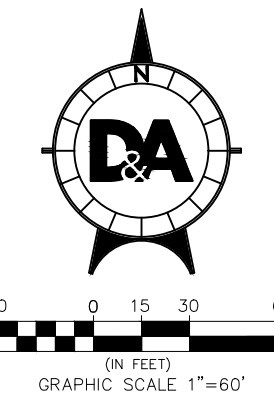
**CANNON RANCH**  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, TEXAS

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 User: JHEHNBURG  
 Plot Date/Time: Nov 18, 21 - 12:49:09

EXISTING DETENTION FACILITY  
 TO BE MODIFIED FOR WATER QUALITY



MERITAGE HOMES OF TEXAS  
 DOC. NO. 18036374,  
 VOLUME 171, PAGE 279  
 O.P.R.H.C.T



**LEGEND**

- IRON ROD
- ELECTRIC PULL BOX
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- FIRE HYDRANT
- GAS METER
- LIGHT POLE
- TELEPHONE MANHOLE
- TELEPHONE SERVICE BOX
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL
- WATER VALVE
- WATER METER
- STORM SEWER MANHOLE
- WASTEWATER MANHOLE
- WATER MANHOLE
- SIGN
- POWER POLE
- DOWN GUY
- PROPOSED 10' CURB INLET
- PROPOSED WING WALL
- PROPOSED GRATE INLET
- SUBDIVISION BOUNDARY
- LOT BOUNDARY
- EASEMENTS
- PROPOSED WATER PIPE
- PROPOSED WASTEWATER PIPE
- PROPOSED FORCE MAIN PIPE
- PROPOSED STORM PIPE
- OVERHEAD ELECTRIC
- EDGE OF EXISTING ASPHALT

- NOTES:**
1. ALL WATER LINE MATERIAL, JOINTS, RESTRAINING AND THRUST BLOCKING TO BE IN ACCORDANCE TO CITY OF DRIPPING SPRINGS DETAILS AND SPECIFICATIONS.
  2. WATER LINE ASSIGNMENT TO BE 5.5' FROM R.O.W.
  3. WATER LINE TO HAVE MINIMUM COVER OF 3 FEET.

MATCHLINE PRELIMINARY UTILITY PLAN I

MATCHLINE PRELIMINARY UTILITY PLAN III

MATCHLINE PRELIMINARY UTILITY PLAN IV

Drawing: C:\pwworking\jmc\henningsburg\m84171298-003-PP-UT.dwg  
 User: JHE@HARRIS  
 Plot Date/Time: Nov 18 21:17:49 19

**DA DOUCET & ASSOCIATES**  
 Civil Engineering - Planning - Geospatial  
 7401 B Highway 71 W, Suite 160  
 Austin, TX 78735 Tel: (512)-583-2400  
 www.doucetengineers.com  
 TBPB Firm Number: 3937  
 TPLS Firm Number: 10105800

**PRELIMINARY UTILITY PLAN II**

**CANNON RANCH  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, TEXAS**

**EXHIBIT  
 C**

Designed: JH - JG - GS  
 Drawn: GS - PM  
 Reviewed: JH - JG  
 Date: 11/18/2021  
**SHEET  
 3  
 OF 5**  
 Project No.:  
 1298-003

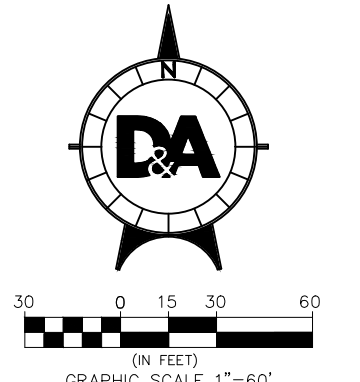


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MERITAGE HOMES OF TEXAS  
 DOC. NO. 18036974,  
 VOLUME 171, PAGE 279  
 O.P.R.H.C.T

CANNON FAMILY LTD  
 VOLUME 1819 PAGE 313



LEGEND

- IRON ROD
- ⊠ ELECTRIC PULL BOX
- ⊞ ELECTRIC METER
- ⊞ ELECTRIC TRANSFORMER
- ⊞ ELECTRIC MANHOLE
- ⊞ FIRE HYDRANT
- ⊞ GAS METER
- ⊞ LIGHT POLE
- ⊞ TELEPHONE MANHOLE
- ⊞ TELEPHONE SERVICE BOX
- ⊞ TRAFFIC SIGNAL BOX
- ⊞ TRAFFIC SIGNAL
- ⊞ WATER VALVE
- ⊞ WATER METER
- ⊞ STORM SEWER MANHOLE
- ⊞ WASTEWATER MANHOLE
- ⊞ WATER MANHOLE
- ⊞ SIGN
- ⊞ POWER POLE
- ⊞ DOWN GUY
- ⊞ PROPOSED 10' CURB INLET
- ⊞ PROPOSED WING WALL
- ⊞ PROPOSED GRATE INLET
- SUBDIVISION BOUNDARY
- LOT BOUNDARY
- EASEMENTS
- W PROPOSED WATER PIPE
- WW PROPOSED WASTEWATER PIPE
- FM PROPOSED FORCE MAIN PIPE
- PROPOSED STORM PIPE
- OE OVERHEAD ELECTRIC
- EDGE OF EXISTING ASPHALT

- NOTES:
1. ALL WATER LINE MATERIAL, JOINTS, RESTRAINING AND THRUST BLOCKING TO BE IN ACCORDANCE TO CITY OF DRIPPING SPRINGS DETAILS AND SPECIFICATIONS.
  2. WATER LINE ASSIGNMENT TO BE 5.5' FROM R.O.W.
  3. WATER LINE TO HAVE MINIMUM COVER OF 3 FEET.

**DA DOUCET & ASSOCIATES**  
 Civil Engineering - Planning - Geospatial  
 7401 B. Highway 71 W. Suite 160  
 Austin, TX 78735 Tel: (512)-583-2400  
 www.doucetengineers.com  
 TPEE Firm Number: 3937  
 TPLS Firm Number: 10105800

PRELIMINARY UTILITY PLAN III

CANNON RANCH  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, TEXAS

EXHIBIT  
 C

Designed: JH - JG - GS  
 Drawn: GS - PM  
 Reviewed: JH - JG  
 Date: 11/18/2021

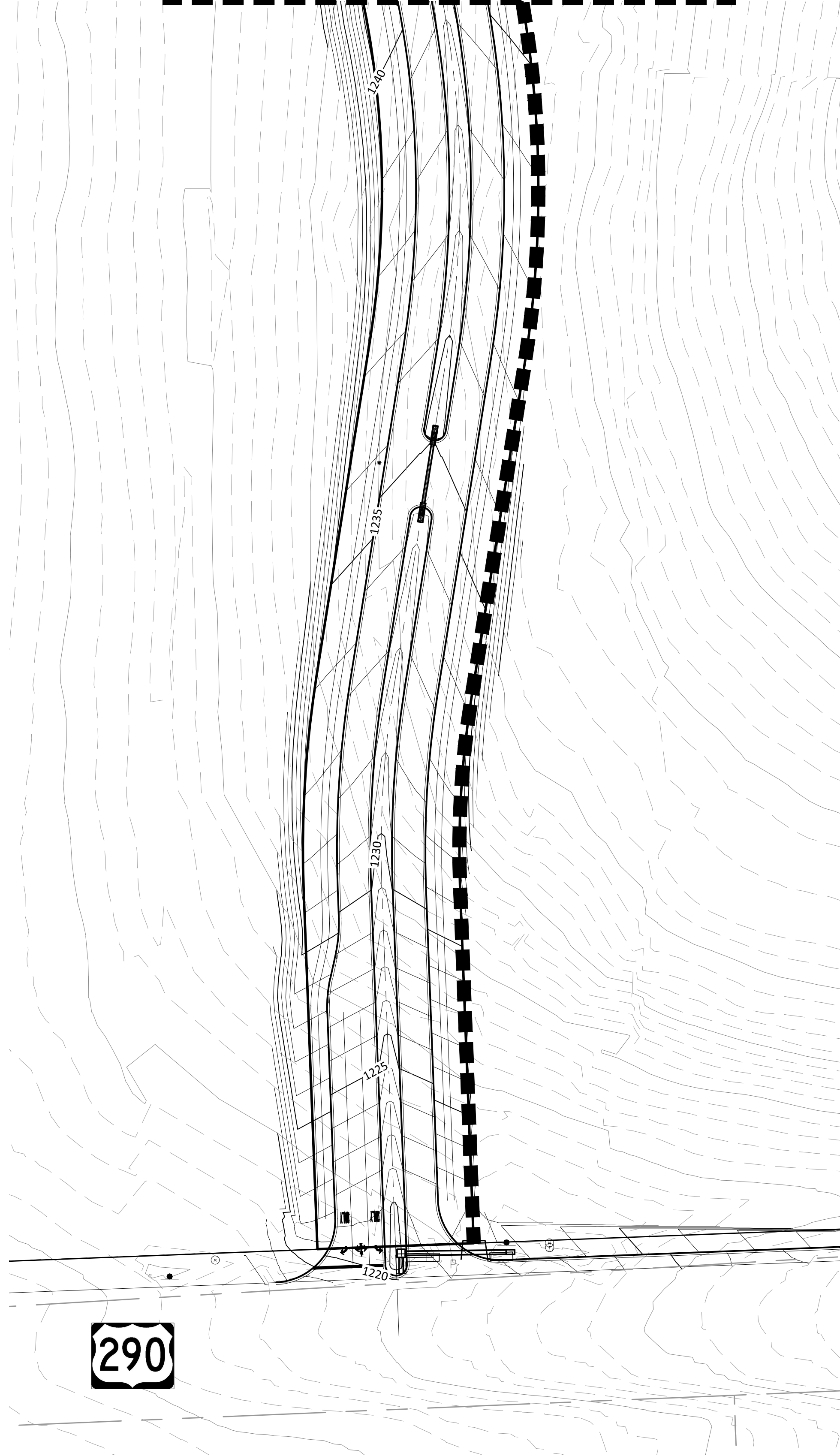
SHEET  
 4  
 OF 5

Project No.:  
 1298-003

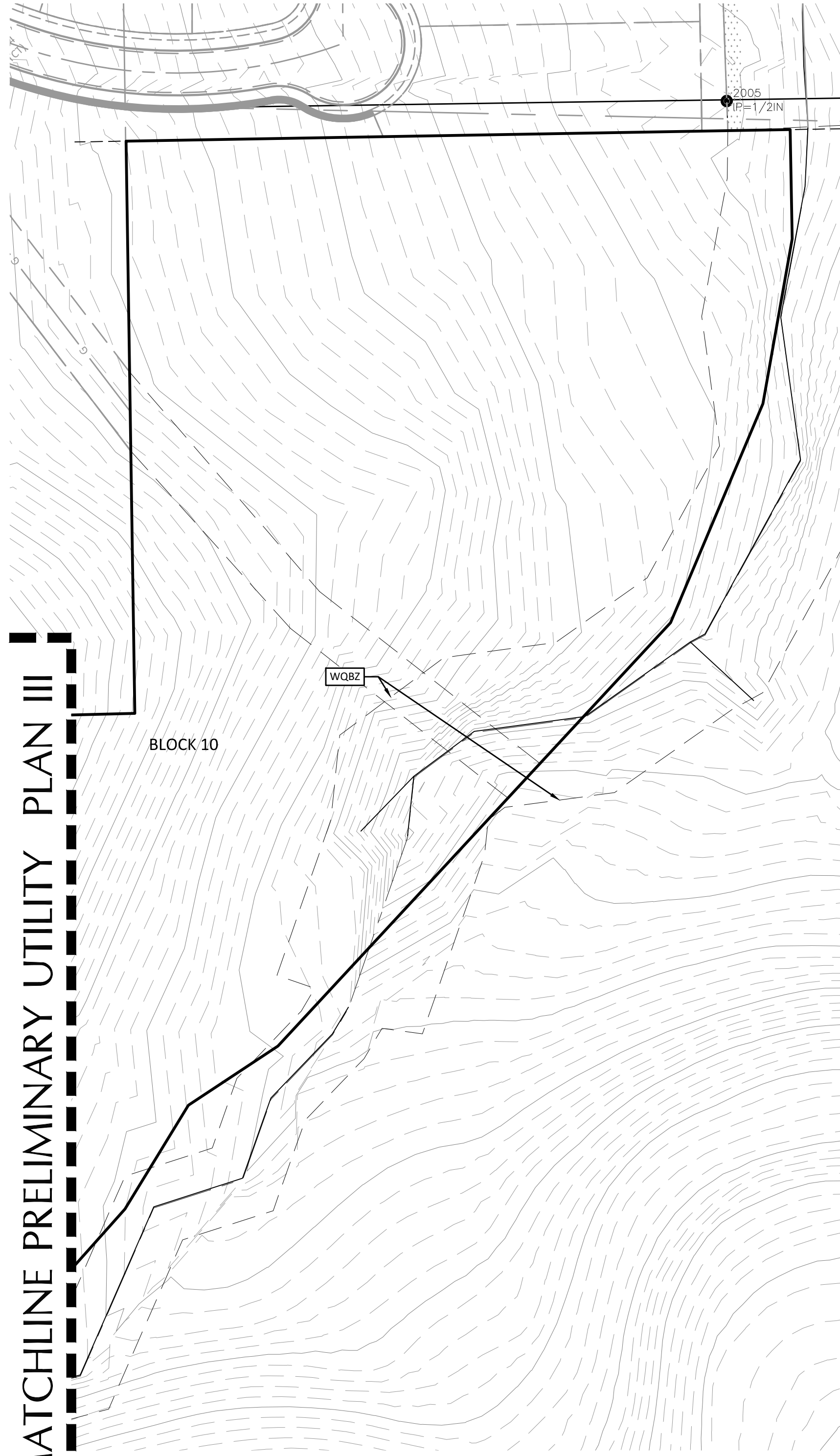


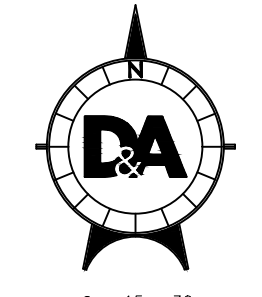
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 Plot Date/Time: Nov 30, 2021 12:49:43

# MATCHLINE PRELIMINARY UTILITY PLAN II



# MATCHLINE PRELIMINARY UTILITY PLAN III





GRAPHIC SCALE 1"=60'

### LEGEND

●	IRON ROD
⊠	ELECTRIC PULL BOX
⊞	ELECTRIC METER
⊞	ELECTRIC TRANSFORMER
⊞	ELECTRIC MANHOLE
⊞	FIRE HYDRANT
⊞	GAS METER
⊞	LIGHT POLE
⊞	TELEPHONE MANHOLE
⊞	TELEPHONE SERVICE BOX
⊞	TRAFFIC SIGNAL BOX
⊞	TRAFFIC SIGNAL
⊞	WATER VALVE
⊞	WATER METER
⊞	STORM SEWER MANHOLE
⊞	WASTEWATER MANHOLE
⊞	WATER MANHOLE
⊞	SIGN
⊞	POWER POLE
⊞	DOWN GUY
⊞	PROPOSED 10' CURB INLET
⊞	PROPOSED WING WALL
⊞	PROPOSED GRATE INLET
---	SUBDIVISION BOUNDARY
---	LOT BOUNDARY
---	EASEMENTS
W	PROPOSED WATER PIPE
WW	PROPOSED WASTEWATER PIPE
FM	PROPOSED FORCE MAIN PIPE
---	PROPOSED STORM PIPE
OE	OVERHEAD ELECTRIC
---	EDGE OF EXISTING ASPHALT

**NOTES:**  
 1. ALL WATER LINE MATERIAL, JOINTS, RESTRAINING AND THRUST BLOCKING TO BE IN ACCORDANCE TO CITY OF DRIPPING SPRINGS DETAILS AND SPECIFICATIONS.  
 2. WATER LINE ASSIGNMENT TO BE 5.5' FROM R.O.W.  
 3. WATER LINE TO HAVE MINIMUM COVER OF 3 FEET.

**DA DOUCET & ASSOCIATES**  
 Civil Engineering - Planning - Geospatial  
 7401 B Highway 71 W, Suite 160  
 Austin, TX 78735 Tel: (512)-583-2400  
 www.doucetengineers.com  
 TBPB Firm Number: 3937  
 TPLS Firm Number: 10105800

## PRELIMINARY UTILITY PLAN IV

**CANNON RANCH**  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, TEXAS

EXHIBIT  
C

SHEET  
5  
 OF 5

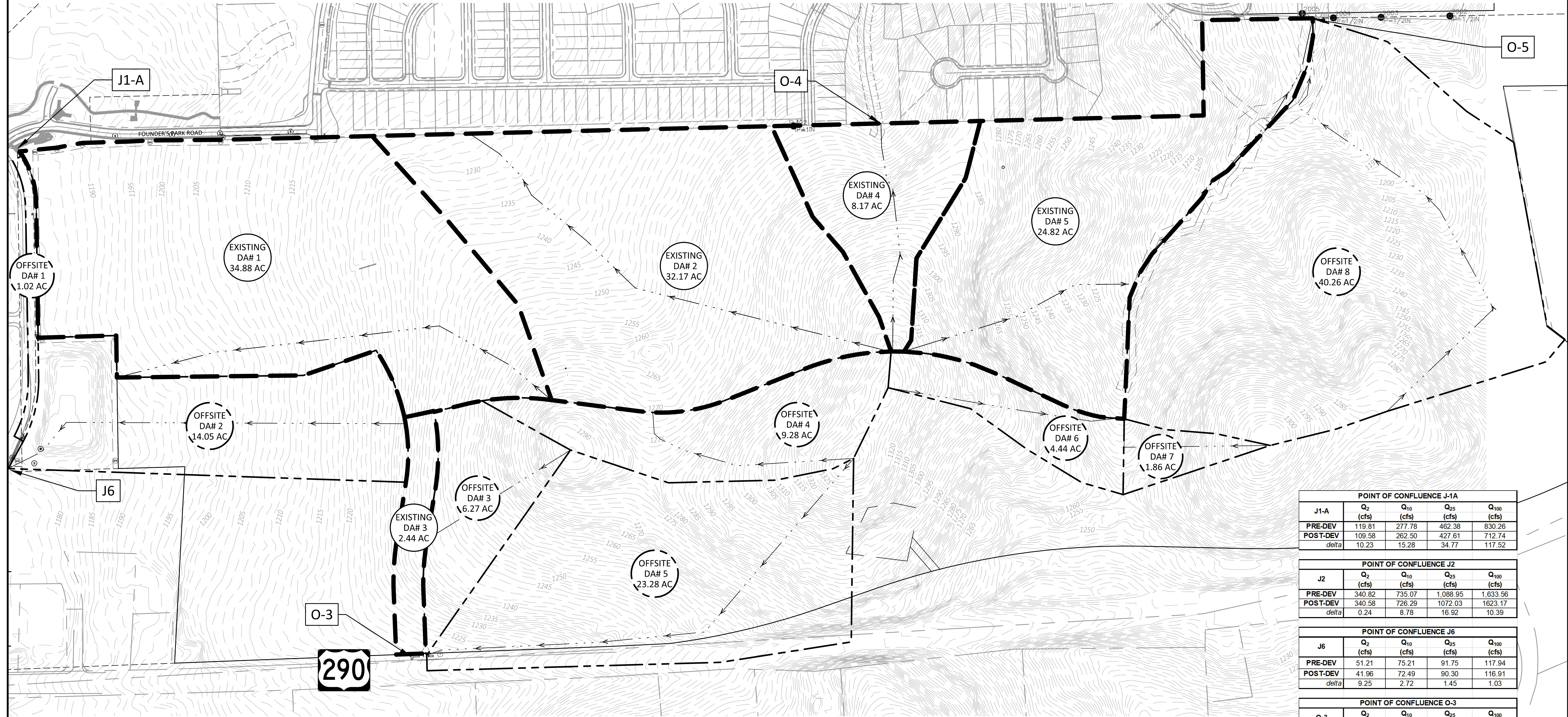
Project No.: 1298-003

Designed: JH-JG-GS  
 Drawn: GS-PM  
 Reviewed: JH-JG  
 Date: 11/18/2021



**LEGEND**

● IRON ROD	⊕ TELEPHONE MANHOLE	⊕ WATER MANHOLE	— SUBDIVISION BOUNDARY
⊕ ELECTRIC PULL BOX	⊕ TELEPHONE SERVICE BOX	⊕ SIGN	— LOT BOUNDARY
⊕ ELECTRIC METER	⊕ TRAFFIC SIGNAL BOX	⊕ POWER POLE	— EASEMENTS
⊕ ELECTRIC TRANSFORMER	⊕ TRAFFIC SIGNAL	⊕ DOWN GUY	— W PROPOSED WATER PIPE
⊕ ELECTRIC MANHOLE	⊕ WATER VALVE	⊕ PROPOSED 10' CURB INLET	— WW PROPOSED WASTEWATER PIPE
⊕ FIRE HYDRANT	⊕ WATER METER	⊕ PROPOSED FORCE MAIN INLET	— FM PROPOSED FORCE MAIN PIPE
⊕ GAS METER	⊕ STORM SEWER MANHOLE	⊕ PROPOSED WING WALL	— PROPOSED STORM PIPE
⊕ LIGHT POLE	⊕ WASTEWATER MANHOLE	⊕ PROPOSED GRATE INLET	— OE OVERHEAD ELECTRIC
			— EDGE OF EXISTING ASPHALT



**CURVE NUMBER CALCULATED USING THE SCS METHOD - EXISTING CONDITIONS**

Drainage Basin	Drainage Area (sf)	Drainage Area (ac)	Impervious Area (sf)	I.C. (%)	CN
E-1	1,519,372.80	34.88	16,151.00	1.06%	84
E-2	1,401,325.20	32.17	19,657.00	1.40%	84
E-3	106,286.40	2.44	3,092.00	2.91%	84
E-4	355,885.20	8.17	0.00	0.00%	84
E-5	1,081,159.20	24.82	0.00	0.00%	84
OS-1	44,431.20	1.02	0	0.0%	84
OS-2	612,018.00	14.05	0	0.0%	84
OS-3	273,121.20	6.27	0	0.0%	84
OS-4	404,236.80	9.28	0	0.0%	84
OS-5	1,026,709.20	23.57	0	0.0%	84
OS-6	193,406.40	4.44	0	0.0%	84
OS-7	81,021.60	1.86	0	0.0%	84
OS-8	1,753,725.60	40.26	0	0.0%	84

**EXISTING "Tc" VALUE CALCULATIONS**

Drainage Area	Area (ac)	Sheet Flow			Shallow Concentrated Flow			Channel Flow			Total Allowed Tc (min)	
		Length (ft)	Slope (ft/ft)	n	Length (ft)	Slope (ft/ft)	Tt (min)	Length (ft)	V (ft/sec)	Tt (min)		
E-1	34.88 Ac.	100	0.06	0.24	8.14 min	2625	0.04	13.56 min			21.7 min	
E-2	32.17 Ac.	100	0.03	0.24	10.75 min	900	0.07	3.51 min	881	5.00	2.94	17.2 min
E-3	2.44 Ac.											5.0 min
E-4	8.17 Ac.	100	0.04	0.24	9.58 min	790	0.05	3.65 min	100	5.00	0.33	13.6 min
E-5	24.82 Ac.	100	0.06	0.24	8.14 min	608	0.10	1.99 min	1479	5.00	4.93	15.1 min
OS-1	1.02 Ac.											5.0 min
OS-2	14.05 Ac.	100	0.05	0.24	8.76 min	1046	0.04	5.40 min	442	5.00	1.47	15.6 min
OS-3	6.27 Ac.	100	0.05	0.24	8.76 min	547	0.07	2.14 min				10.9 min
OS-4	9.28 Ac.	100	0.04	0.24	9.58 min	673	0.07	2.63 min	100	5.00	0.33	12.5 min
OS-5	23.57 Ac.	100	0.03	0.24	10.75 min	1184	0.07	4.62 min	666	5.00	2.22	17.6 min
OS-6	4.44 Ac.	100	0.05	0.24	8.76 min	777	0.05	3.59 min				12.3 min
OS-7	1.86 Ac.	100	0.03	0.24	10.75 min	460	0.1	1.50 min	109	5.00	0.36	12.6 min
OS-8	40.26 Ac.	100	0.02	0.24	12.64 min	468	0.15	1.25 min	1463	5.00	4.88	18.8 min

**EXISTING CONDITIONS (WITH ATLAS 14)**

Drainage Area	Q <sub>2</sub> (cfs)	Q <sub>10</sub> (cfs)	Q <sub>25</sub> (cfs)	Q <sub>100</sub> (cfs)
E-1	64.41	127.43	176.52	271.41
E-2	64.22	126.97	175.84	270.26
E-3	6.27	12.06	16.61	25.39
E-4	17.49	34.64	47.99	73.79
E-5	51.33	100.93	139.73	215.18
OS-1	2.59	5.04	6.94	10.61
OS-2	29.03	57.15	79.02	121.26
OS-3	14.24	27.96	38.63	59.23
OS-4	20.35	40.18	55.60	85.40
OS-5	46.74	92.50	128.15	197.03
OS-6	9.79	19.31	26.72	41.02
OS-7	4.10	8.09	11.19	17.19
OS-8	77.70	154.23	213.89	329.20

**POINT OF CONFLUENCE J1-A**

	Q <sub>2</sub> (cfs)	Q <sub>10</sub> (cfs)	Q <sub>25</sub> (cfs)	Q <sub>100</sub> (cfs)
J1-A				
PRE-DEV	119.81	277.78	462.38	830.26
POST-DEV	109.58	262.50	427.61	712.74
delta	10.23	15.28	34.77	117.52

**POINT OF CONFLUENCE J2**

	Q <sub>2</sub> (cfs)	Q <sub>10</sub> (cfs)	Q <sub>25</sub> (cfs)	Q <sub>100</sub> (cfs)
J2				
PRE-DEV	340.82	735.07	1,088.95	1,633.56
POST-DEV	340.58	726.29	1072.03	1623.17
delta	0.24	8.78	16.92	10.39

**POINT OF CONFLUENCE J6**

	Q <sub>2</sub> (cfs)	Q <sub>10</sub> (cfs)	Q <sub>25</sub> (cfs)	Q <sub>100</sub> (cfs)
J6				
PRE-DEV	51.21	75.21	91.75	117.94
POST-DEV	41.96	72.49	90.30	116.91
delta	9.25	2.72	1.45	1.03

**POINT OF CONFLUENCE O-3**

	Q <sub>2</sub> (cfs)	Q <sub>10</sub> (cfs)	Q <sub>25</sub> (cfs)	Q <sub>100</sub> (cfs)
O-3				
PRE-DEV	63.65	125.82	174.52	268.67
POST-DEV	63.32	124.37	172.05	264.21
delta	0.33	1.45	2.47	4.46

**POINT OF CONFLUENCE O-4**

	Q <sub>2</sub> (cfs)	Q <sub>10</sub> (cfs)	Q <sub>25</sub> (cfs)	Q <sub>100</sub> (cfs)
O-4				
PRE-DEV	17.49	34.64	47.99	73.79
POST-DEV	16.03	33.57	46.28	71.16
delta	1.46	1.07	1.71	2.63

**POINT OF CONFLUENCE O-5**

	Q <sub>2</sub> (cfs)	Q <sub>10</sub> (cfs)	Q <sub>25</sub> (cfs)	Q <sub>100</sub> (cfs)
O-5				
PRE-DEV	141.92	280.95	389.24	598.52
POST-DEV	111.56	250.51	350.92	543.53
delta	30.36	30.44	38.32	54.99

Drawing: C:\pwworking\jmc\hennings\m84171298-003-PP-DA-EX.dwg  
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**DRAINAGE - PROPOSED**

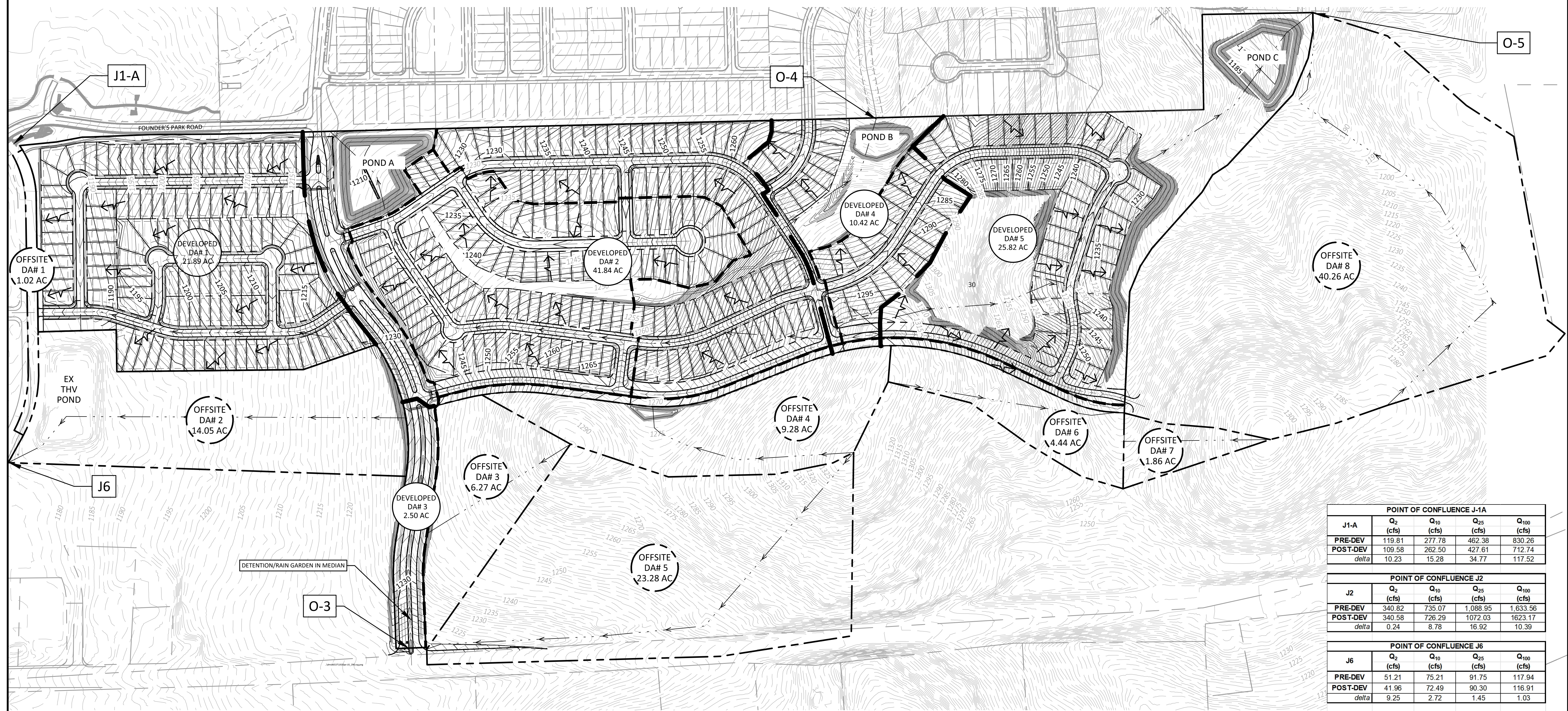
**CANNON RANCH  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, TEXAS**

**EXHIBIT  
 F**

Designed: JH-JG-GS  
 Drawn: GS-PM  
 Reviewed: JH-JG  
 Date: 11/18/2021

**LEGEND**

● IRON ROD	⊕ TELEPHONE MANHOLE	⊕ WATER MANHOLE	— SUBDIVISION BOUNDARY
⊕ ELECTRIC PULL BOX	⊕ TELEPHONE SERVICE BOX	⊕ SIGN	— LOT BOUNDARY
⊕ ELECTRIC METER	⊕ TRAFFIC SIGNAL BOX	⊕ POWER POLE	— PROPOSED WATER PIPE
⊕ ELECTRIC TRANSFORMER	⊕ TRAFFIC SIGNAL	⊕ DOWN GUY	— PROPOSED WASTEWATER PIPE
⊕ ELECTRIC MANHOLE	⊕ WATER VALVE	⊕ PROPOSED 10' CURB INLET	— FM PROPOSED FORCE MAIN PIPE
⊕ FIRE HYDRANT	⊕ WATER METER	⊕ PROPOSED STORM PIPE	— PROPOSED STORM PIPE
⊕ GAS METER	⊕ STORM SEWER MANHOLE	⊕ PROPOSED WING WALL	— OE OVERHEAD ELECTRIC
⊕ LIGHT POLE	⊕ WASTEWATER MANHOLE	⊕ PROPOSED GRATE INLET	— EDGE OF EXISTING ASPHALT
			→ FLOW DIRECTION



**CURVE NUMBER CALCULATED USING THE SCS METHOD - DEVELOPED CONDITIONS**

Drainage Basin	Drainage Area (sf)	Drainage Area (ac)	Impervious Area (sf)	I.C. (%)	CN
D-1	953,528.40	21.89	547549	57.4%	92
D-2	1,822,986.00	41.85	961805	52.8%	91
D-3	108,900.00	2.50	66211	60.8%	93
D-4	453,895.20	10.42	190793	42.0%	90
D-5	1,124,719.20	25.82	324958	28.9%	88
OS-1	44,431.20	1.02	29700	66.8%	93
OS-2	612,018.00	14.05	0	0.0%	84
OS-3	273,121.20	6.27	0	0.0%	84
OS-4	404,236.80	9.28	0	0.0%	84
OS-5	1,026,709.20	23.57	0	0.0%	84
OS-6	193,406.40	4.44	0	0.0%	84
OS-7	81,021.60	1.86	0	0.0%	84
OS-8	1,753,725.60	40.26	0	0.0%	84

**DEVELOPED "Tc" VALUE CALCULATIONS**

Drainage Area	Area (ac)	Sheet Flow			Shallow Concentrated Flow			Channel Flow			Total Allowed Tc (min)	
		Length (ft)	Slope (ft/ft)	n	Length (ft)	Slope (ft/ft)	Tt (min)	Length (ft)	V (ft/sec)	Tt (min)		
D-1	21.89 Ac.	100	0.04	0.24	9.58 min	225	0.05	1.04 min	894	9.00	1.66	12.3 min
D-2	41.85 Ac.	100	0.05	0.24	8.76 min	323	0.07	1.26 min	1915	9.00	3.55	13.6 min
D-3	2.50 Ac.	100	0.07	0.24	7.66 min	164	0.10	0.54 min	1143	9.00	2.12	10.3 min
D-4	10.42 Ac.	100	0.06	0.24	8.14 min	544	0.15	1.45 min	1512	9.00	2.80	12.4 min
D-5	25.82 Ac.	100	0.05	0.24	8.76 min	1046	0.04	5.40 min	442	5.00	1.47	15.6 min
OS-1	1.02 Ac.	100	0.05	0.24	8.76 min	547	0.07	2.14 min	547	10.9 min		10.9 min
OS-2	14.05 Ac.	100	0.04	0.24	9.58 min	673	0.07	2.63 min	100	5.00	0.33	12.5 min
OS-3	6.27 Ac.	100	0.03	0.24	10.75 min	1184	0.07	4.62 min	666	5.00	2.22	17.6 min
OS-4	9.28 Ac.	100	0.05	0.24	8.76 min	777	0.05	3.59 min	460	0.1	1.50 min	12.3 min
OS-5	23.57 Ac.	100	0.03	0.24	10.75 min	460	0.1	1.50 min	109	5.00	0.36	12.6 min
OS-6	4.44 Ac.	100	0.02	0.24	12.64 min	468	0.15	1.25 min	1463	5.00	4.88	18.8 min
OS-7	1.86 Ac.	100	0.02	0.24	12.64 min	468	0.15	1.25 min	1463	5.00	4.88	18.8 min
OS-8	40.26 Ac.	100	0.02	0.24	12.64 min	468	0.15	1.25 min	1463	5.00	4.88	18.8 min

**DEVELOPED CONDITIONS (WITH ATLAS 14)**

Drainage Area	Q <sub>2</sub> (cfs)	Q <sub>10</sub> (cfs)	Q <sub>25</sub> (cfs)	Q <sub>100</sub> (cfs)
D-1	60.77	107.08	142.63	211.40
D-2	110.69	197.86	264.75	394.00
D-3	8.01	13.89	18.40	27.15
D-4	28.52	51.36	68.89	102.74
D-5	64.83	120.44	163.23	245.76
OS-1	3.27	5.67	7.51	11.08
OS-2	29.03	57.15	79.02	121.26
OS-3	14.02	27.61	38.18	58.58
OS-4	20.35	40.18	55.60	85.40
OS-5	46.82	92.64	128.33	197.29
OS-6	9.79	19.31	26.72	41.02
OS-7	4.10	8.09	11.19	17.19
OS-8	77.70	154.23	213.89	329.20

**POINT OF CONFLUENCE J1-A**

J1-A	Q <sub>2</sub> (cfs)	Q <sub>10</sub> (cfs)	Q <sub>25</sub> (cfs)	Q <sub>100</sub> (cfs)
PRE-DEV	119.81	277.78	462.38	830.26
POST-DEV	109.58	262.50	427.61	712.74
delta	10.23	15.28	34.77	117.52

**POINT OF CONFLUENCE J2**

J2	Q <sub>2</sub> (cfs)	Q <sub>10</sub> (cfs)	Q <sub>25</sub> (cfs)	Q <sub>100</sub> (cfs)
PRE-DEV	340.82	735.07	1,088.95	1,633.56
POST-DEV	340.58	726.29	1,072.03	1,623.17
delta	0.24	8.78	16.92	10.39

**POINT OF CONFLUENCE J6**

J6	Q <sub>2</sub> (cfs)	Q <sub>10</sub> (cfs)	Q <sub>25</sub> (cfs)	Q <sub>100</sub> (cfs)
PRE-DEV	51.21	75.21	91.75	117.94
POST-DEV	41.96	72.49	90.30	116.91
delta	9.25	2.72	1.45	1.03

**POINT OF CONFLUENCE O-3**

O-3	Q <sub>2</sub> (cfs)	Q <sub>10</sub> (cfs)	Q <sub>25</sub> (cfs)	Q <sub>100</sub> (cfs)
PRE-DEV	63.65	125.82	174.52	268.67
POST-DEV	63.32	124.37	172.05	264.21
delta	0.33	1.45	2.47	4.46

**POINT OF CONFLUENCE O-4**

O-4	Q <sub>2</sub> (cfs)	Q <sub>10</sub> (cfs)	Q <sub>25</sub> (cfs)	Q <sub>100</sub> (cfs)
PRE-DEV	17.49	34.64	47.99	73.79
POST-DEV	16.03	33.57	46.28	71.16
delta	1.46	1.07	1.71	2.63

**POINT OF CONFLUENCE O-5**

O-5	Q <sub>2</sub> (cfs)	Q <sub>10</sub> (cfs)	Q <sub>25</sub> (cfs)	Q <sub>100</sub> (cfs)
PRE-DEV	141.92	280.95	389.24	598.52
POST-DEV	111.56	250.51	350.92	543.53
delta	30.36	30.44	38.32	54.99

Drawing: C:\pwworking\jmc\henningsburg\m84171298-003-PP-DA-FR.dwg  
 User: JHE\jmc  
 Plot Date/Time: Nov 18, 2021 3:59:28 PM



**DRAINAGE - OVERALL**

**CANNON RANCH**  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, TEXAS

**EXHIBIT**  
**F**

Designed: JH - JG - GS  
 Drawn: GS - PM  
 Reviewed: JH - JG  
 Date: 11/18/2021

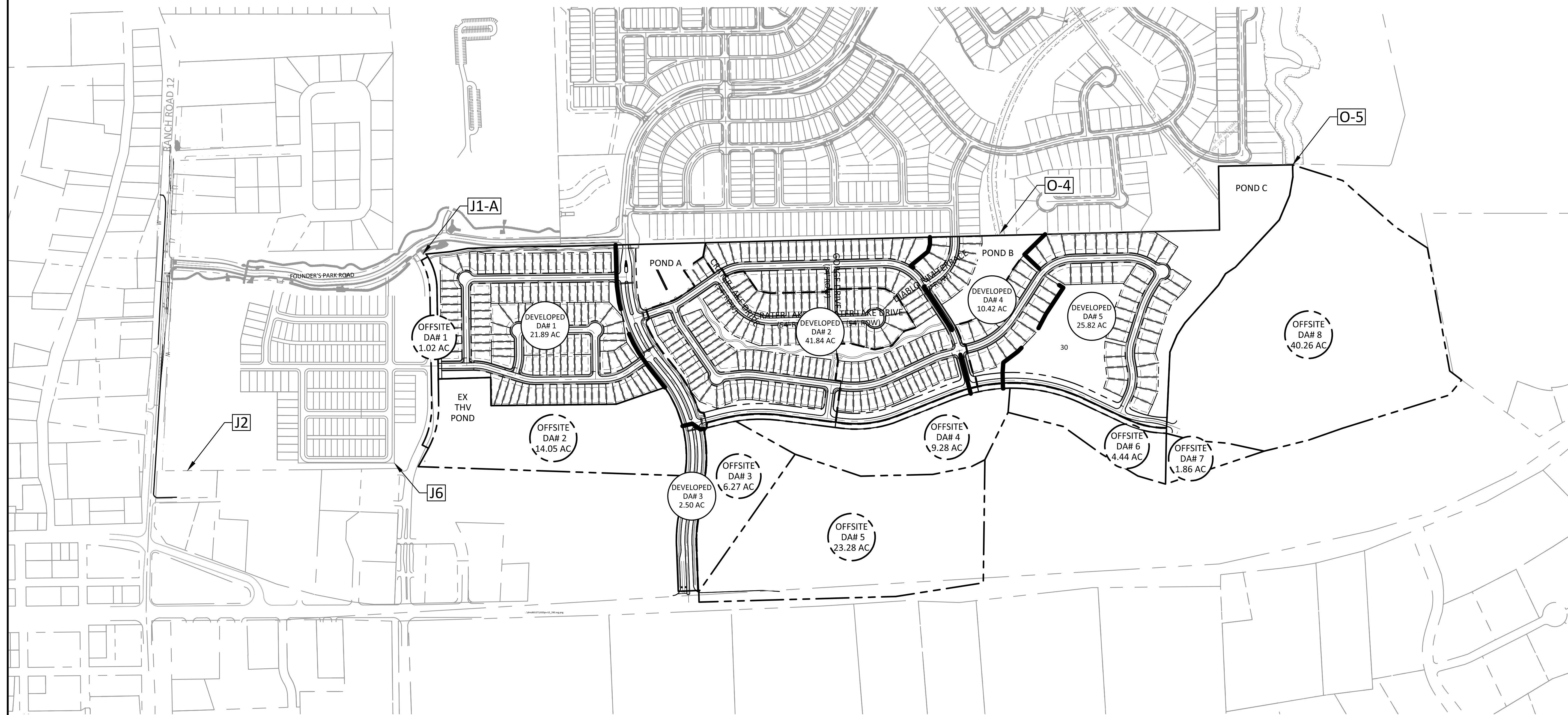
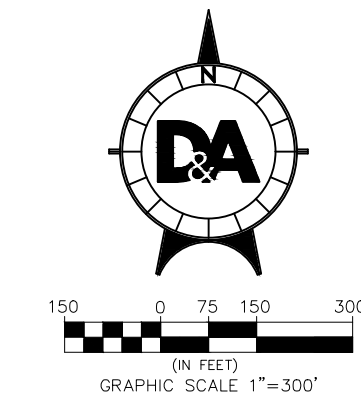
SHEET

1  
 OF 1

Project No.:  
 1298-003

**LEGEND**

	IRON ROD		TELEPHONE MANHOLE		WATER MANHOLE		SUBDIVISION BOUNDARY
	ELECTRIC PULL BOX		TELEPHONE SERVICE BOX		SIGN		LOT BOUNDARY
	ELECTRIC METER		TRAFFIC SIGNAL BOX		POWER POLE		PROPOSED WATER PIPE
	ELECTRIC TRANSFORMER		TRAFFIC SIGNAL		DOWN GUY		PROPOSED WASTEWATER PIPE
	ELECTRIC MANHOLE		WATER VALVE		PROPOSED 10' CURB INLET		PROPOSED STORM PIPE
	FIRE HYDRANT		WATER METER		PROPOSED WING WALL		OVERHEAD ELECTRIC
	GAS METER		STORM SEWER MANHOLE		PROPOSED GRATE INLET		EDGE OF EXISTING ASPHALT
	LIGHT POLE		WASTEWATER MANHOLE		FLOW DIRECTION		



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 Plot Date/Time: Nov 18, 2021 12:50:37



Drawing: C:\pw\_working\jwe\hennsburg\m84171298\_003\_pp\_05.dwg  
 User: JHEHL@D&A  
 Plot Date/Time: Nov 18, 2021 12:51:04



GRAPHIC SCALE 1"=200'

**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊖ POWER POLE
- ⊘ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- - - PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB

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 TPEL Firm Number: 3937  
 TPEL Firm Number: 10105800

**SIDEWALK & TRAIL EXHIBIT**

**CANNON RANCH  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, TEXAS**

**EXHIBIT  
 F**

Designed: JH - JG - GS  
 Drawn: GS - PM  
 Reviewed: JH - JG  
 Date: 11/18/2021

SHEET  
**1**  
 OF 1

Project No.: 1298-003