

PARCELS SUMMARY		Lot Area (AC)	
Category	Count	Total	
CLOAC	1	0.06	
Public Park Land	387	0.06	
Private Open Space	42-31	0.90	
Private Open Space	54-8	0.90	
Private Open Space	54-10	0.24	
1.0-2.0 AC	Private Open Space	43-15	1.10
Private Open Space	45-35	1.13	
TOTAL	2	2.23	
TOTAL		3.49	

SITE DATA TABLE		Area (AC)
TOTAL SITE AREA		13.23 AC
RESIDENTIAL LOTS (94 X 115)	0	0.00 AC
RESIDENTIAL LOTS (94 X 120)	11	2.18 AC
RESIDENTIAL LOTS (102 X 120)	24	4.59 AC
TOTAL RESIDENTIAL LOTS	35	7.17 AC
Private Park Land	1	0.06 AC
Private Open Space	5	0.90 AC
Public Park Land	1	0.06 AC
STREET R.O.W.		1.38 LF
NUMBER OF BLOCKS		5

Lot Services	Dimensions
FRONT	10'
REAR	10'
SIDE	5'
CORNER	7.5'
S.E.O.M. - MIDLINES	20'/28'
LOCAL	50'
COLLECTOR	70'
PAVEMENT MIDLINES	28'
LOCAL	28'
COLLECTOR	32'

BIG SKY RANCH AT DRIPPING SPRINGS TRACT 2 SUBDIVISION

HAYS COUNTY, TEXAS WITHIN
THE DRIPPING SPRINGS ETJ

OWNER/DEVELOPER:
MATHER SCHWABER
MERITACE HOMES
6902 BUSINESS PARK DRIVE, SUITE 200
DALLAS, TEXAS 75225

CONTACT:
MATTHEW SCHWABER
6902 BUSINESS PARK DRIVE, SUITE 200
DALLAS, TEXAS 75225

ENGINEER:
DOUCET & ASSOCIATES
2401 B HWY. 71 WEST, SUITE 400
AUSTIN, TEXAS 78725

CONTACT:
CHRIS A. BEN, PE - MANAGING ENGINEER
2401 B HWY. 71 WEST, SUITE 400
AUSTIN, TEXAS 78725

LAND SURVEY:
DOUCET & ASSOCIATES, INC.
2401 B HWY. 71 WEST, SUITE 400
AUSTIN, TEXAS 78725

CONTACT:
CARRIE CAVANAGHO, B.S.L.S.
2401 B HWY. 71 WEST, SUITE 400
AUSTIN, TEXAS 78725

UTILITY PROVIDERS:
WATER: DRIPPING SPRINGS WATER SURVEY CORP.
WASTEWATER: HAYS COUNTY WASTEWATER TREATMENT PLANT
ELECTRICITY: HAYS COUNTY ELECTRICITY
TELEPHONE: FRONTIER COMMUNICATIONS

JURISDICTION:
CITY OF DRIPPING SPRINGS

NOTE:
THIS PROJECT IS SUBJECT TO ORDINANCE 200205 FOR SCOTT RANCH APPROVED BY THE CITY OF DRIPPING SPRINGS AND RECORDED AS BOOK 100-100-000 PUBLIC RECORDS OF HAYS COUNTY, TEXAS (SUBTRACT)

LEGAL DESCRIPTION:
BING A 1233 ACRE TRACT OF LAND OUT OF THE IV. DAVIS, JR. PEBBLES SUBDIVISION, ABSTRACT NUMBER 874, HAYS COUNTY, TEXAS, BEING PART OF THE 57.1 ACRE TRACT OF LAND CALLED BING A 1233 ACRE TRACT DESCRIBED IN VOLUME 174, PAGE 289 OF THE PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

SITE AREA:
1233 ACRES

BENCHMARK:
1/2" X 1/2" IRON ROD FOUND IN THE NORTH LINE OF THAT CALLED 2723-ACRE TRACT DESCRIBED TO KATHERINE BING, ET AL. IN DOCUMENT NUMBER 20022794 OF THE PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

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

FLOODPLAIN:
AGENCY (FRAN) FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS, COMMUNITY FIRM NUMBER 488000000. NO PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN THE 100-YEAR FLOOD PLAIN.

AGENCY:
CITY OF DRIPPING SPRINGS

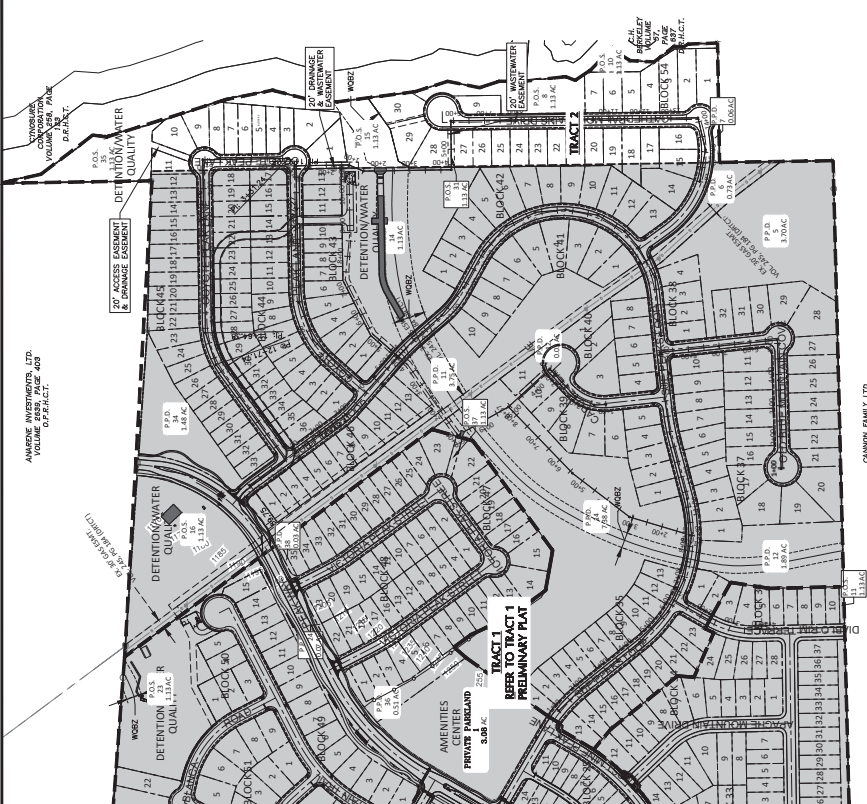
AGENCY MANAGER:
CITY OF DRIPPING SPRINGS

AGENCY CONTACT:
CITY OF DRIPPING SPRINGS

AGENCY ADDRESS:
2401 B HWY. 71 WEST, SUITE 400
AUSTIN, TEXAS 78725

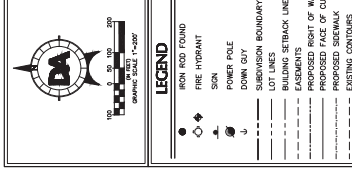
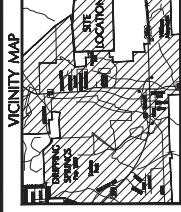
AGENCY PHONE:
512-325-1111

DATE: OCTOBER 30, 2020
SUBMITTED BY: CHRISTOPHER REED, PE
ORIGINAL SUBMITTAL DATE: OCTOBER 30, 2020



STREET NAME	R.O.W. WIDTH (FEET)	LENGTH (FEET)	AREA (SQ. FEET)
CATHEDRAL MOUNTAIN DRIVE	50'	28'	1,407.04 SF
COYOTE PEAK LANE	50'	28'	1,407.04 SF

STREET NAME	R.O.W. WIDTH (FEET)	LENGTH (FEET)	AREA (SQ. FEET)
CATHEDRAL MOUNTAIN DRIVE	50'	28'	1,407.04 SF
COYOTE PEAK LANE	50'	28'	1,407.04 SF



DA DOUCET & ASSOCIATES
2401 B HWY. 71 W, SUITE 140
AUSTIN, TEXAS 78725
PH: (512) 583-2400
WWW.DOUCETENGINEERS.COM
Firm Registration Number: 3737

**OVERALL TRACT 2
PRELIMINARY PLAT**

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



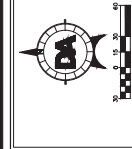
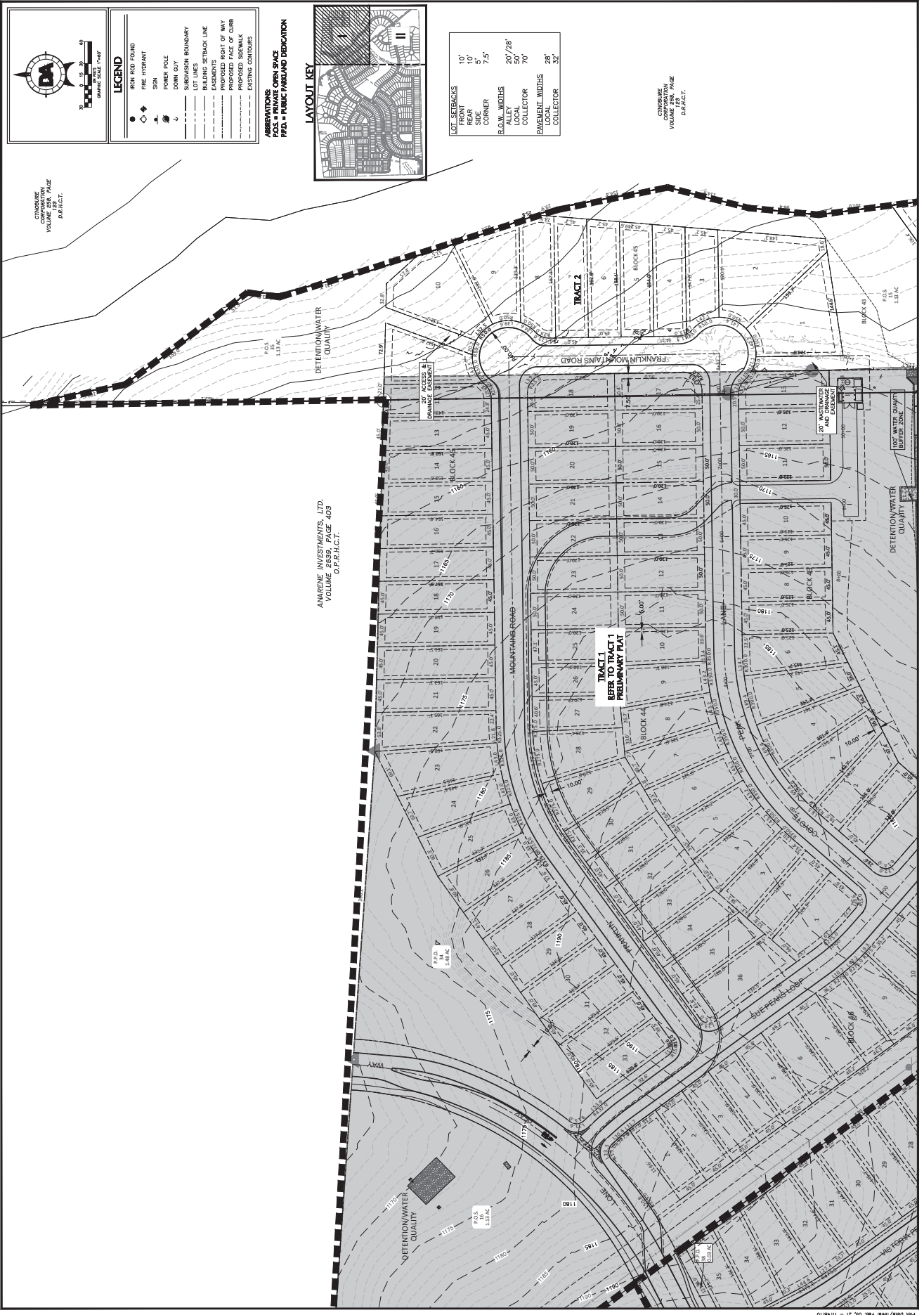
EXHIBIT E

DATE: 10/30/2020
DATE: 10/30/2020
SHEET 1
OF 3
PROJECT NO.: 897-002

- ALL PROPOSED COLLECTOR STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4" WIDE CONCRETE SIDEWALK ALONG ONE SIDE OF THE STREET.
- ALL PROPOSED LOCAL 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 BOTH SIDES OF THE STREET.
- ALL UTILITIES SHALL BE PROVIDED BY THE FOLLOWING:
WATER: DRIPPING SPRINGS WATER SURVEY CORP.
WASTEWATER: HAYS COUNTY WASTEWATER TREATMENT PLANT
ELECTRICITY: HAYS COUNTY ELECTRICITY
TELEPHONE: FRONTIER COMMUNICATIONS
- FINAL DETERMINATION FOR EASEMENTS TO BE DETERMINED WITH FINAL DESIGN AND CONSTRUCTION OF THE PROJECT.
- DESIGN STANDARDS FOR THE PROJECT SHALL BE DETERMINED BY THE CITY OF DRIPPING SPRINGS.
- ALL UTILITIES SHALL BE PROVIDED BY THE FOLLOWING:
WATER: DRIPPING SPRINGS WATER SURVEY CORP.
WASTEWATER: HAYS COUNTY WASTEWATER TREATMENT PLANT
ELECTRICITY: HAYS COUNTY ELECTRICITY
TELEPHONE: FRONTIER COMMUNICATIONS
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BILLBOARDS, FENCES, OR SIGNAGE, SHALL BE PLACED ON ANY LOT OR EASEMENT ADJACENT TO ALL PUBLIC STREETS.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND EASEMENTS FOR THE PROJECT.
- ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNEE.
- ALL UTILITIES SHALL BE PROVIDED BY THE FOLLOWING:
WATER: DRIPPING SPRINGS WATER SURVEY CORP.
WASTEWATER: HAYS COUNTY WASTEWATER TREATMENT PLANT
ELECTRICITY: HAYS COUNTY ELECTRICITY
TELEPHONE: FRONTIER COMMUNICATIONS
- ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT UTILITIES SHALL BE PROVIDED BY THE FOLLOWING:
WATER: DRIPPING SPRINGS WATER SURVEY CORP.
WASTEWATER: HAYS COUNTY WASTEWATER TREATMENT PLANT
ELECTRICITY: HAYS COUNTY ELECTRICITY
TELEPHONE: FRONTIER COMMUNICATIONS
- A PROPERTY OWNER'S ASSOCIATION WILL BE CREATED BY RESERVE DEED TO THE PROJECT.
- THE PROJECT IS SUBJECT TO ORDINANCE 200205 FOR SCOTT RANCH APPROVED BY THE CITY OF DRIPPING SPRINGS AND RECORDED AS BOOK 100-100-000 PUBLIC RECORDS OF HAYS COUNTY, TEXAS (SUBTRACT)
- FOR THE PURPOSES OF THE FLOOD DETERMINANTS, BLOCK 45 LOT 11, 17-24, AND 31 SHALL BE CONSIDERED PART OF TRACT 2.

THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER - CONTRIBUTING ZONE.
AGENCY (FRAN) FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS, COMMUNITY FIRM NUMBER 488000000. NO PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN THE 100-YEAR FLOOD PLAIN.

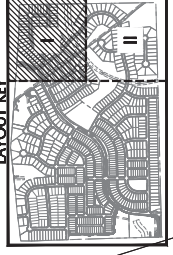
CITY OF DRIPPING SPRINGS
PLANNING AND ZONING COMMISSION CHAIR OR VICE CHAIR,
ANDREA CUNNINGHAM, CITY SECRETARY



LEGEND

- IRON ROD FOUND
- FIRE HYDRANT
- SON
- POWER POLE
- DOWN GUY
- SUBDIVISION BOUNDARY
- BUILDING SETBACK LINE
- EASEMENT RIGHT OF WAY
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- EXISTING CONTOURS

ABBREVIATIONS:
 P.O.S. = PRIVATE OPEN SPACE
 P.P.A. = PUBLIC PARKLAND DEDICATION



LOT SETBACKS

FRONT	10'
SIDE	5'
CORNER	7.5'
B.O.W. WIDTHS	20' / 28'
ALLEY	70'
COLLECTOR	70'
PARKWAY WIDTHS	28'
LOCAL	33'
COLLECTOR	33'

CITY/STATE
 COMPARISON
 VOLUME PER PAGE
 P.P.A.C.T.

ANARENE INVESTMENTS, LTD.
 VOLUME 2639, PAGE 409
 D.P.P.A.C.T.

TRACT 1
 REFER TO TRACT 1
 PRELIMINARY PLAT

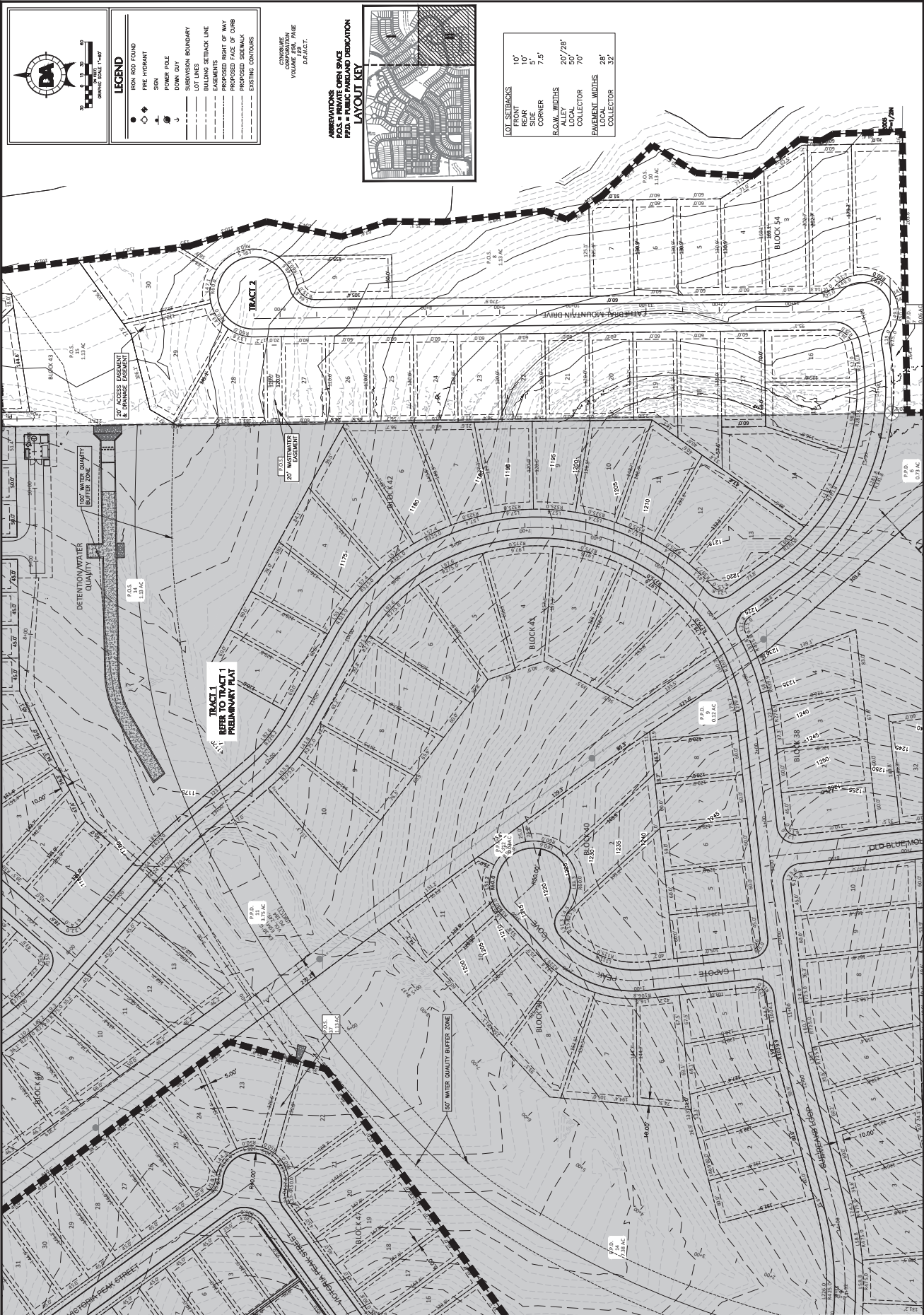
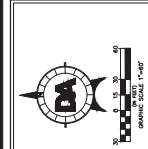


EXHIBIT
F



- LEGEND**
- 100' ROAD FRONT
 - FIRE HYDRANT
 - SIGN
 - POWER POLE
 - DOWN SLOPE
 - SUBDIVISION BOUNDARY
 - LOT LINES
 - BUILDING SETBACK LINE
 - EXISTING RIGHT OF WAY
 - PROPOSED FACE OF CURB
 - PROPOSED SIDEWALK
 - EXISTING CONTOURS

ABBREVIATIONS
 P.O.S. PUBLIC STANDARD DEDICATION
 COMPANINE CORPORATION
 YOUNG/ROX. MAIE SUBJECT



LOT SETBACKS

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

PAVEMENT WIDTHS

LOCAL	20' / 28'
LOCAL	50'
LOCAL	70'
PAVEMENT WIDTHS	28'
LOCAL	32'