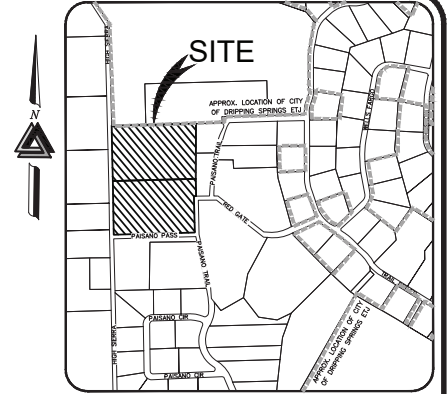


# SKYLIGHT HILLS PRELIMINARY PLAT

## BEING 9.989 & 10.00 ACRES OUT OF THE S.F.I.W. SURVEY ABST. 437 & 438 CITY OF DRIPPING SPRINGS ETJ HAYS COUNTY, TEXAS



**VICINITY MAP**  
ZIP CODE: 78620

### PLAT NOTES

- This subdivision lies within the Edwards Aquifer Contributing Zone.
- This subdivision lies within the boundaries of the Headwaters Barton Creek Sub Watershed of the Colorado River.
- No portion of this subdivision lies within the boundaries of the Edwards Aquifer Recharge Zone.
- No portion of this subdivision lies within the boundaries of the 100 year flood plain as delineated on Hays County F.J.R.M. Panel #48209C0107F, dated September 2, 2005.
- This subdivision lies within the City of Dripping Springs Extra Territorial Jurisdiction and is subject to it's ordinances.
- This subdivision contains 11 lots for a total of 19.989 acres.  
Lots less than 2.00 acres: 10  
Lots 2.00 to 5.00 acres: 1  
Lots 5.00 to 10.00 acres: 0
- This subdivision lies within the following Jurisdictions:  
Emergency Services District #6 & #1  
Dripping Springs Independent School District  
Hays Trinity Groundwater Conservation District #3
- Water supply for this subdivision will be provided by West Travis County Public Utility Agency.
- Wastewater treatment for this subdivision will be provided by individual on-site sewage facilities.
- Rainwater collection is encouraged and in some areas may offer the best renewable water resource.
- Electricity for this subdivision is provided by Pedernales Electric Cooperative, Inc.
- Telephone service for this subdivision is provided by Frontier.
- Driveways shall comply with Chapter 721 of the Hays County Development Regulations, and be permitted through the Transportation Department of Hays County under Chapter 751.
- All culverts, when required shall comply with the current Hays County standard.
- In order to promote safe use of roadways and preserve the conditions of public roadways, no driveway constructed on any lot within this subdivision shall be permitted access onto a publicly dedicated county roadway unless a Driveway Permit has been issued by the appropriate County Road and Bridge Department.
- No lots are to be occupied until OSFP Permitted or public sewer, water and electricity and roads have been provided and construction is completed and approved.
- Post-development conditions runoff rate shall be no greater than the pre-developed condition for 2, 5, 10, 25, and 100 year storm events, per Hays County Development regulations, chapter 725, subchapter 3.02. Pre and post development runoff calculations shall be included with the construction drawings for this subdivision.
- Post-Construction Stormwater and Water Quality control measures shall have a maintenance plan. The maintenance plan must be filed in the real property records of Hays County. The owner operator of any new development or redevelopment site shall develop and implement a maintenance plan addressing maintenance requirements for any structural control measures installed on site. Operation and maintenance performed shall be documented and retained and made available for review upon request.
- All roadways shall be designed and constructed in accordance with applicable Hays County standards, per Hays County Development regulations, chapter 721, subchapter 5.
- No object, including buildings, fencing or landscaping which would interfere with conveyance of stormwater, shall be placed or erected within a Drainage Easement. The owner(s) of any lot(s) upon which drainage facilities are located, including detention, shall be responsible for maintenance and upkeep of such facilities.
- No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system which has been approved and permitted by Hays County.
- Mailboxes placed within the ROW, shall be of an approved TxDOT or FHWA design.
- Improvements exist on these lots which are not shown by this plat.
- There is hereby dedicated a twenty (20) foot wide Public Utility, Drainage, and Embankment/Backslope Easement adjacent to all street right-of-way lines.
- All bearings and distances shown hereon are based upon the Texas Coordinate System, South Central Zone (4204), North American Datum 1983, Grid.

MAY 1, 2023

ENGINEER:



www.tritechtx.com

TBPLS REGISTRATION #10193729  
TBPE REGISTRATION #P-18493

SURVEYOR:



P.O. BOX 160368  
SAN MARCOS, TEXAS 78680  
PHONE: (210) 572-1995  
WEB: WWW.AMERSURVEYORS.COM

STATE OF TEXAS\*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS

That we, Frame Middleton, LLC, by and through Logan Middleton, representative, owners of that certain tract of land shown hereon being a called 10.00 acre tract of land and described in a deed recorded in Instrument No. 22024798, Official Public Records of Hays County, Texas, and that certain tract of land shown hereon being a called 9.989 acre tract of land and described in a deed recorded in Instrument No. 22032612, Official Public Records of Hays County, Texas as shown hereon, do hereby subdivide said tract and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the public the use of utility easements shown hereon. This subdivision is to be known as SKYLIGHT HILLS PRELIMINARY PLAT, BEING 9.89 ACRES & 10.00 ACRES OUT OF THE S.F.I.W. SURVEY ABST. 437 & 438, CITY OF DRIPPING SPRINGS ETJ, HAYS COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS by my hand this \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_.

By \_\_\_\_\_

Logan Middleton, Representative  
11203 Brushy Glen Drive  
Austin, Texas 78754

STATE OF TEXAS\*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, on this day personally appeared Frame Middleton, LLC, by and through Logan Middleton, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they have executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_.

NOTARY PUBLIC in and for Hays County, Texas

STATE OF TEXAS\*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS

I, Aaron Micah Reynolds, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, or roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly found or placed under my supervision in accordance with the Development Regulations of Hays County, Texas.

TO CERTIFY WHICH, WITNESS by my hand and seal this \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_.  
RELEASED FOR REVIEW 050123  
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Aaron Micah Reynolds  
R.P.L.S. # 6644, State of Texas

Date \_\_\_\_\_

STATE OF TEXAS\*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS

I, Al Carroll, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is not in the Edwards Aquifer Recharge Zone, nor is it in the Barton Springs Segment of the Edwards Aquifer Recharge Zone. It is however in the Contributing Zone of the Edwards Aquifer and is located within Zone X and Zone A flood areas, as denoted hereon, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number, 48209C 0355 F effective date September 2, 2005, and that each lot conforms to the Hays County Development Regulations.

TO CERTIFY WHICH, WITNESS by my hand and seal of this \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_.  
RELEASED FOR REVIEW 050123  
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Al Carroll  
Registered Professional Engineer, No. 119251  
State of Texas

Date \_\_\_\_\_

STATE OF TEXAS\*  
COUNTY OF HAYS\*  
CITY OF DRIPPING SPRINGS

This preliminary plat has been submitted to and considered by the Planning & Zoning Commission of the City of Dripping Springs, Texas, and approved this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ A.D. by the city council.

Planning & Zoning Commission Chair or Vice Chair  
City of Dripping Springs

Andrea Cunningham, City Secretary  
City of Dripping Springs

### PEDERNALES ELECTRIC COOPERATIVE NOTES

- Pedernales Electric Cooperative (PEC) is hereby dedicated a twenty (20) foot wide utility easement along all lot lines adjoining the main public right-of-way, a ten (10) foot wide utility easement along all lot lines adjoining a secondary public right-of-way and a five (5) foot wide utility easement along all other side or rear lot lines. Property within a public roadway easement shall be designated as a utility easement.
- All existing overhead and underground lines shall possess a twenty (20) foot wide utility easement centered 10' each side of the line.
- Each lot is subject to a floating ten (10) foot wide by thirty (30) foot long guy wire easement as required by PEC.
- All utility easements are for the purpose of construction, reconstruction, maintenance (including but not limited to removal of trees and other obstructions), inspecting, removal, reading of meters, and repair of all overhead and underground lines.
- No buildings or any other obstructions shall be placed within utility easements. Where access is obstructed within easement PEC shall have the right to ingress and egress over grants adjacent land to and from said utility easement.

### WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY NOTES

- The lots in this subdivision receive potable water service, either directly or via wholesale contract, from the West Travis County Public Utility Agency. As such, the property is subject to compliance with the terms set forth in the May 24, 2000 United States Fish and Wildlife Service Memorandum of Understanding with the Lower Colorado River Authority.
- No lots contain USFWS stream buffer zones and/or sensitive feature buffer zones as indicated hereon that must remain free of construction development, or other alterations.
- Impervious cover shall comply with the water quality plan approved for this subdivision and shall not be altered.
- Decadent grass that the lots in this plat document are subject to the Texas Commission on Environmental Quality Optional Enhanced Measures.

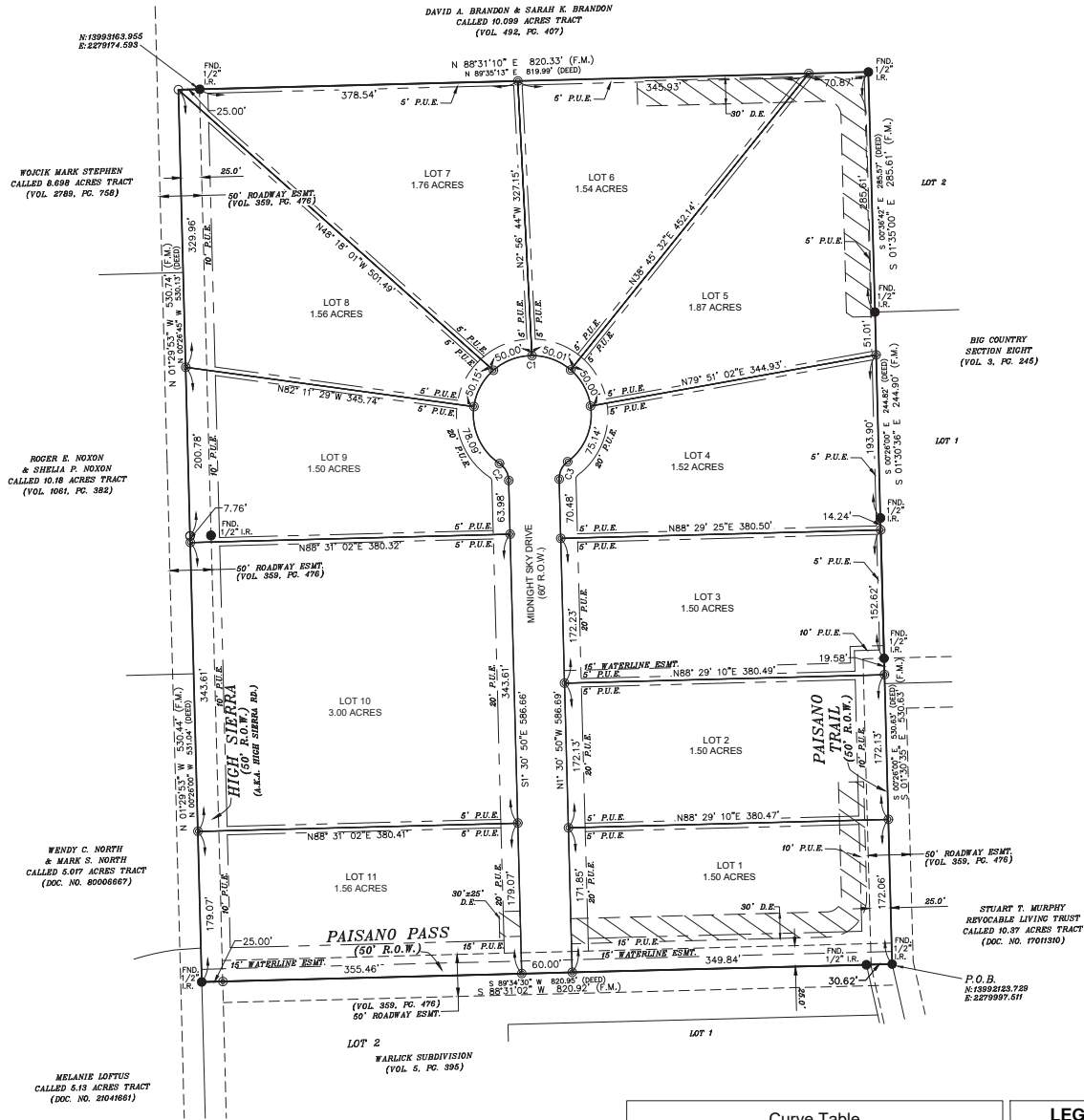
Jennifer Riechers, General Manager  
West Travis County Public Utility Agency

PLAN 577X  
SM-22-1118000

SHEET 1 of 2

# SKYLIGHT HILLS PRELIMINARY PLAT

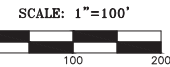
## BEING 9.989 & 10.00 ACRES OUT OF THE S.F.I.W. SURVEY ABST. 437 & 438 CITY OF DRIPPING SPRINGS ETJ HAYS COUNTY, TEXAS



LOT 2  
WARLICK SUBDIVISION  
(VOL. 5, PG. 398)

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	353.38	70.00	289.25	S88° 29' 10"W	81.05
C2	23.83	25.00	54.62	N28° 49' 32"W	22.94
C3	23.83	25.00	54.62	S25° 47' 53"W	22.94

LEGEND	
●	SET IRON ROD W/ CAP
○	STAMPED "MERSURVEYORS"
○	CALCULATED POINT
○	FOUND IRON ROD
○	RECORDED ON REED
(F.M.)	FIELD MEASURED
---	BOUNDARY LINE
---	EASEMENT LINE



**PLAN 577X**  
SM-22-118000

MAY 1, 2023

ENGINEER:



**TRI-TECH**  
ENGINEERING, SURVEYING & PLANNING

155 RIVERWALK DRIVE,  
SAN MARCOS, TEXAS 78666  
PH: 512-440-0222

www.tritechtx.com    TPLS REGISTRATION #10193729  
TBPE REGISTRATION #: F18493

SURVEYOR:



**MERISURVEYORS**  
PRECEDENCE IN LAND SURVEYING

P.O. BOX 160368  
SAN ANTONIO, TEXAS 78280  
PHONE: (210) 572-1895  
WEB: WWW.MERISURVEYORS.COM

**SHEET 2 of 2**