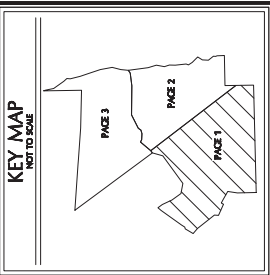


BIG SKY RANCH PHASE THREE AT DRIPPING SPRINGS



GRAPHIC SCALE: 1" = 100'
0 1" 2"



MATCHLINE SHEET 2



LEGEND	
---	PHASE BOUNDARY LINE
---	LOT LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
○	1/2" IRON ROD WITH 'DOUCET'
○	3/4" IRON ROD WITH 'DOUCET'
○	1/2" IRON PIPE FOUND (UNLESS NOTED)
○	POINT OF BEGINNING
○	VOLUME
P.A.B.	PLAT RECORD
P.C.	PLAT CORNER
P.D.	PLAT DISTRICT
P.D.E.	PLAT DISTRICT EASEMENT
P.D.S.	PLAT DISTRICT SURVEY
P.D.U.	PLAT DISTRICT UTILITY
P.D.W.	PLAT DISTRICT WATER
P.D.Z.	PLAT DISTRICT ZONING
P.F.A.C.T.	PLAT RECORD, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
D.R.A.C.T.	DEED RECORD, TEXAS

DRIPPING SPRINGS, TEXAS
HAYS COUNTY, TEXAS

DA DOUCET & ASSOCIATES
Civil & Survey Engineering
7400 B. Highway 771 W, Suite 400
Austin, Texas 78735. Phone: (512)-583-2400
www.doucetengineers.com
1846 Firm No. 1005800

Date: 08/13/2021
Scale: 1" = 100'
Drawn by: JWF
Reviewed by: JDF
Project: 1891-002
Sheet: 1 OF 5
Party Order: N/A
Survey Date: N/A

CANNON FAMILY LTD.
CALLED 237.3545 ACRES
VOL. 162, P. 313
O.P.R.H.C.T.

BIG SKY RANCH
PHASE TWO
DOC. NO. 21033175
O.P.R.H.C.T.

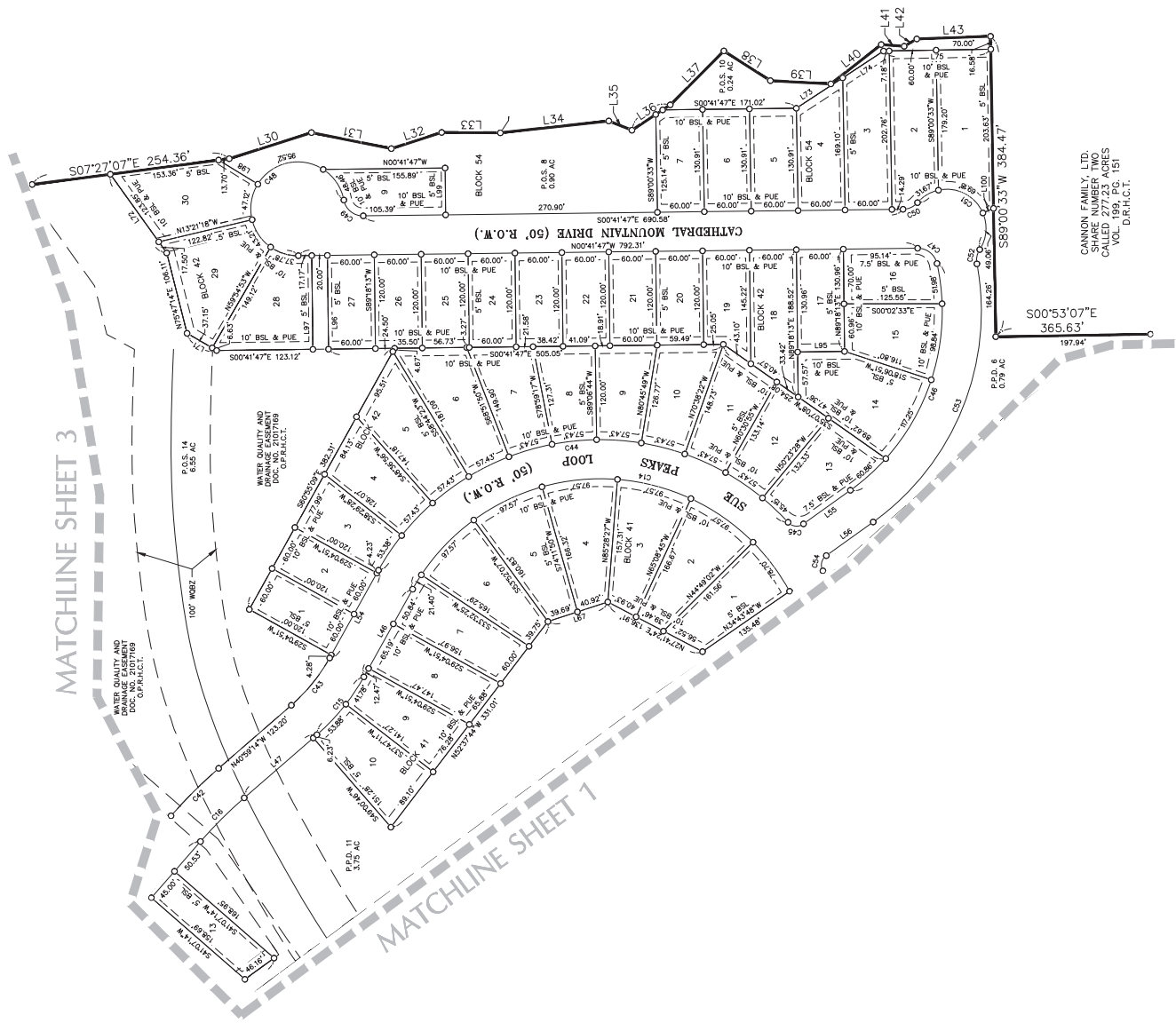
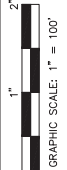
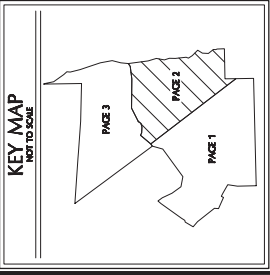
BIG SKY RANCH
PHASE TWO
DOC. NO. 21033175
O.P.R.H.C.T.

PRIVATE PARKLAND
3.08 AC

BIG SKY RANCH
PHASE TWO
DOC. NO. 21033175
O.P.R.H.C.T.

X:\Departments\Cad\Projects\1891-002_Big_Sky_Court\mes1\CAD\Draw\Working\1891-002_PLOT-1.DWG

BIG SKY RANCH PHASE THREE AT DRIPPING SPRINGS



CYNOSURE CORPORATION
 CALLED 291-1/3 ACRES
 VOL. 258, PG. 123
 D.R.H.C.T.

CANNON FAMILY, LTD.
 CALLED 272 ACRES
 VOL. 199, PG. 151
 D.R.H.C.T.

DRIPPING SPRINGS,
 HAYS COUNTY, TEXAS



DA DOUCET & ASSOCIATES
 740 B. Highway 71 W. Suite 140
 Austin, Texas 78735. Phone: (512)-583-2600
 www.doucetengineers.com
 18E Firm No. - 1005800

Date: 08/13/2021
 Scale: 1" = 100'
 Drawn by: JWF
 Reviewed: JDF
 Project: 1691-002
 Sheet: 2 OF 5
 Field Book: N/A
 Party: Dri: N/A
 Survey Date: N/A

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 SET (UNLESS NOTED)
○	POINT OF BEGINNING
P.O.B.	VOLUME
DR	DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
P.P.D.	PUBLIC PARK DISTRICT
P.O.S.	PRIVATE OPEN SPACE
P.U.E.	PUBLIC UTILITY EASEMENT
WSZ	WATER QUALITY BUFFER ZONE
P.R.C.T.	PLAT RECORDS, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS

X:\Departments\Geospatial\Projects\1691-002_Big_Sky_(cont.)\mxd\1691-002_PLOT-1691-002.dwg

BIG SKY RANCH PHASE THREE AT DRIPPING SPRINGS

KEY MAP
NOT TO SCALE

GRAPHIC SCALE: 1" = 100'

0 1" 2"

ANARENE INVESTMENTS, LTD.
CALLED 206.2 ACRES
VOL. 7591, PG. 403
O.P.R.H.C.T.

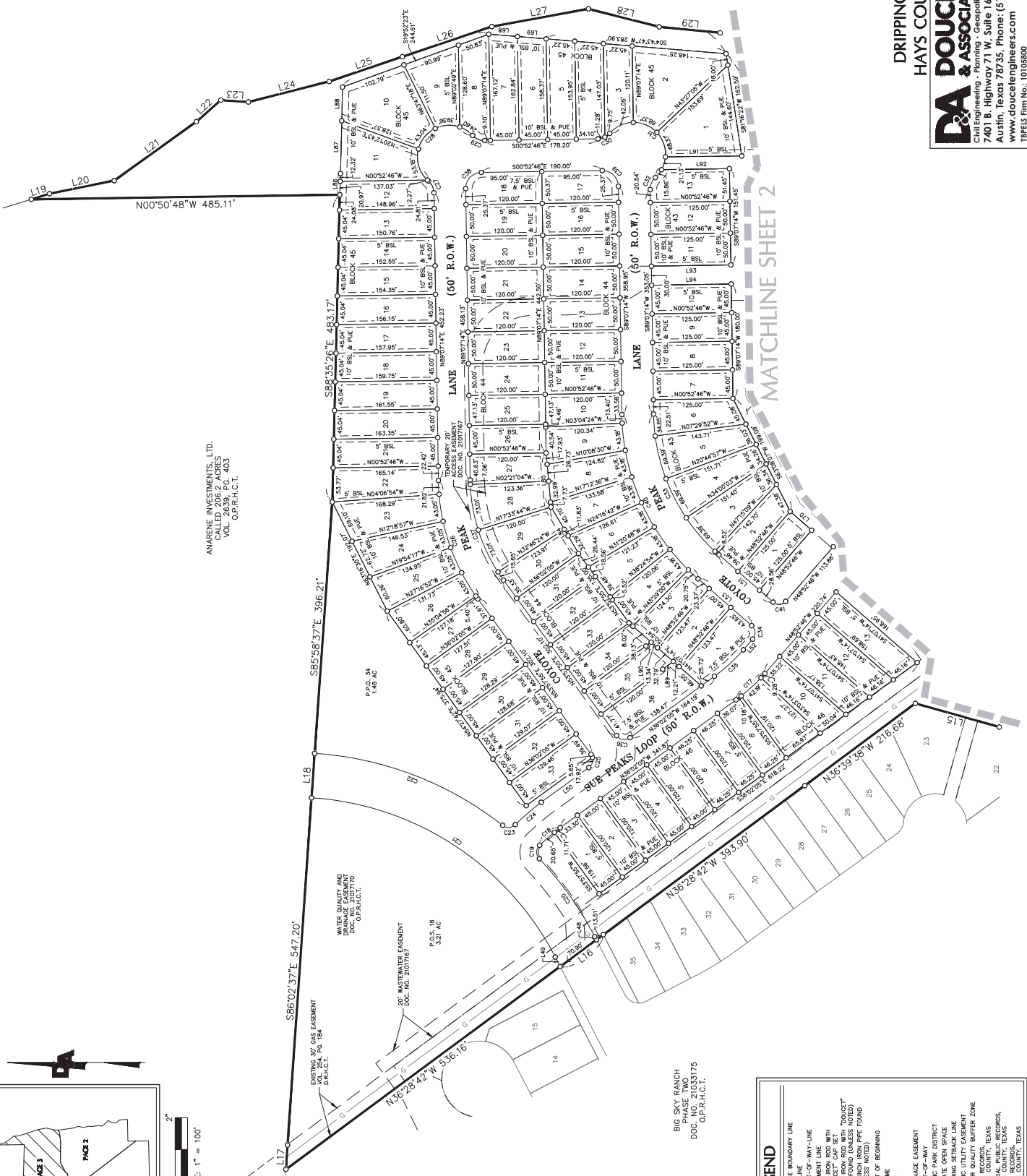
CINCOSURE CORPORATION
CALLED 258.76 ACRES
VOL. 123, PG. 123
O.P.R.H.C.T.

LOT 2E, BLOCK C
FOUNTHOUSE HILLS
SECTION TWO
RANGE 1E, PG. 204
VOL. 151, PG. 204
O.P.R.H.C.T.

BIG SKY RANCH
PHASE TWO
DOC. NO. 21033175
O.P.R.H.C.T.

LEGEND

- PHASE BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- 1/2" IRON ROD WITH "DOUGLET" (UNLESS NOTED)
- 1/2" IRON ROD WITH "P" (UNLESS NOTED)
- ⊙ POINT OF BEGINNING
- VOLUME
- P.A.B.
- VOL.
- P.C.
- P.T.C.
- D.E.
- R.S.W.
- P.P.D.
- P.O.S.
- P.U.E.
- P.U.L.
- WSZ
- P.R.A.C.T.
- O.P.R.H.C.T.
- HAYS COUNTY, TEXAS



MATCHLINE SHEET 2

DRIPPING SPRINGS,
HAYS COUNTY, TEXAS



Civil Engineering & Surveying
7401 B. Highway 771 W, Suite 400
Austin, Texas 78735. Phone: (512)-583-2400
www.doucetengineers.com
1818 E. Firm No. 10108800

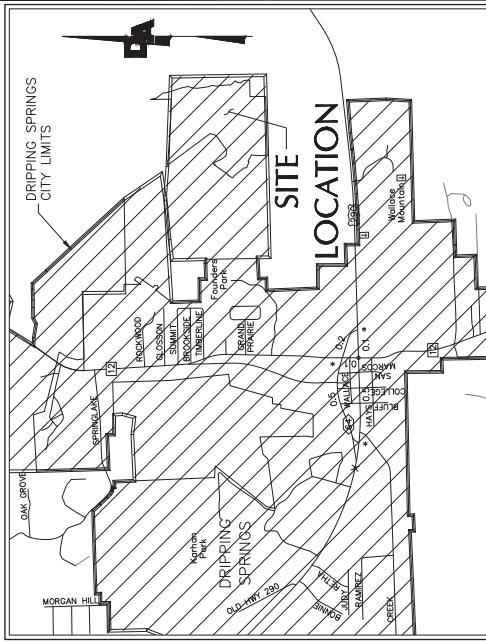
Date: 08/13/2021
Scale: 1" = 100'
Drawn by: JWF
Reviewed: JDF
Project: 1891-002
Sheet: 3 OF 5
Field Book: N/A
Party: Date: N/A
Survey Date: N/A

X:\Departments\Cad\Projects\1891-002_Big_Sky_Court\mes1\mes1\1891-002-DJT-1818.dwg

BIG SKY RANCH PHASE THREE AT DRIPPING SPRINGS

VICINITY MAP

NOT TO SCALE



THE PHILIP A. SMITH LEAGUE, SURVEY #26, ABSTRACT NUMBER 415

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH PLATONIC MERIDIAN, AND THE CURVED SURFACE OF THE EARTH ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00007938.

UTILITY NOTE:

THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN ARE ACCURATE. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF UTILITIES SHOWN AND HAS FOUND NO EVIDENCE OF UNLAWFULLY LOCATED UTILITIES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UTILITIES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UTILITIES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UTILITIES.

ENGINEER:

DOUGET AND ASSOCIATES
7401 B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TX 78735

SURVEYOR:

DOUGET AND ASSOCIATES
7401 B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TX 78735

DRIPPING SPRINGS, TEXAS
HAYS COUNTY, TEXAS

DA DOUCET & ASSOCIATES
Professional Engineers
7401 B Highway 71 W, Suite 160
Austin, Texas 78735. Phone: (512)-583-2400
www.doucetengineers.com

Date: 08/13/2021
Scale: N/A
Drawn by: JWF
Reviewed: JDF
Project: 1691-002
Sheet: 4 OF 5
Field Book: N/A
Party Ditch: N/A
Survey Date: N/A

BLOCK 45	PARCEL	ACREAGE
1	0.260	
2	0.289	
3	0.134	
4	0.157	
5	0.161	
6	0.166	
7	0.170	
8	0.166	
9	0.170	
10	0.276	
11	0.205	
12	0.151	
13	0.155	
14	0.157	
15	0.159	
16	0.160	
17	0.162	
18	0.164	
19	0.168	
20	0.168	
21	0.187	
22	0.187	
23	0.195	
24	0.168	
25	0.157	
26	0.153	
27	0.129	
28	0.132	
29	0.132	
30	0.133	
31	0.133	
32	0.134	
33	0.134	

BLOCK 44	PARCEL	ACREAGE
1	0.156	
2	0.165	
3	0.136	
4	0.142	
5	0.139	
6	0.145	
7	0.154	
8	0.151	
9	0.143	
10	0.136	
11	0.138	
12	0.138	
13	0.138	
14	0.138	
15	0.138	
16	0.138	
17	0.136	
18	0.136	
19	0.138	
20	0.138	
21	0.138	
22	0.138	
23	0.138	
24	0.138	
25	0.130	
26	0.124	
27	0.129	
28	0.160	
29	0.160	
30	0.133	
31	0.124	
32	0.124	
33	0.124	
34	0.129	
35	0.140	

BLOCK 42	PARCEL	ACREAGE
1	0.165	
2	0.165	
3	0.189	
4	0.216	
5	0.274	
6	0.281	
7	0.219	
8	0.192	
9	0.191	
10	0.218	
11	0.224	
12	0.209	
13	0.240	
14	0.224	
15	0.224	
16	0.196	
17	0.180	
18	0.230	
19	0.175	
20	0.165	
21	0.165	
22	0.165	
23	0.165	
24	0.165	
25	0.165	
26	0.165	
27	0.165	
28	0.269	
29	0.299	
30	0.294	

BLOCK 41	PARCEL	ACREAGE
1	0.225	
2	0.259	
3	0.257	
4	0.257	
5	0.259	
6	0.258	
7	0.244	
8	0.228	
9	0.214	
10	0.247	
11	0.224	
12	0.209	
13	0.240	
14	0.224	
15	0.224	
16	0.196	
17	0.180	
18	0.230	
19	0.175	
20	0.165	
21	0.165	
22	0.165	
23	0.165	
24	0.165	
25	0.165	
26	0.165	
27	0.165	
28	0.269	
29	0.299	
30	0.294	
31	0.224	
32	0.209	
33	0.240	
34	0.224	
35	0.224	
36	0.196	
37	0.180	
38	0.230	
39	0.175	
40	0.165	
41	0.165	
42	0.165	
43	0.165	
44	0.165	
45	0.165	
46	0.165	
47	0.165	
48	0.165	
49	0.165	
50	0.165	
51	0.165	
52	0.165	
53	0.165	
54	0.165	
55	0.165	
56	0.165	
57	0.165	
58	0.165	
59	0.165	
60	0.165	
61	0.165	
62	0.165	
63	0.165	
64	0.165	
65	0.165	
66	0.165	
67	0.165	
68	0.165	
69	0.165	
70	0.165	
71	0.165	
72	0.165	
73	0.165	
74	0.165	
75	0.165	
76	0.165	
77	0.165	
78	0.165	
79	0.165	
80	0.165	
81	0.165	
82	0.165	
83	0.165	
84	0.165	
85	0.165	
86	0.165	
87	0.165	
88	0.165	
89	0.165	
90	0.165	
91	0.165	
92	0.165	
93	0.165	
94	0.165	
95	0.165	
96	0.165	
97	0.165	
98	0.165	
99	0.165	
100	0.165	

BLOCK 38	PARCEL	ACREAGE
1	0.171	
2	0.172	
3	0.183	
4	0.211	
5	0.259	
6	0.258	
7	0.244	
8	0.228	
9	0.214	
10	0.247	
11	0.224	
12	0.209	
13	0.240	
14	0.224	
15	0.224	
16	0.196	
17	0.180	
18	0.230	
19	0.175	
20	0.165	
21	0.165	
22	0.165	
23	0.165	
24	0.165	
25	0.165	
26	0.165	
27	0.165	
28	0.269	
29	0.299	
30	0.294	
31	0.224	
32	0.209	
33	0.240	
34	0.224	
35	0.224	
36	0.196	
37	0.180	
38	0.230	
39	0.175	
40	0.165	
41	0.165	
42	0.165	
43	0.165	
44	0.165	
45	0.165	
46	0.165	
47	0.165	
48	0.165	
49	0.165	
50	0.165	
51	0.165	
52	0.165	
53	0.165	
54	0.165	
55	0.165	
56	0.165	
57	0.165	
58	0.165	
59	0.165	
60	0.165	
61	0.165	
62	0.165	
63	0.165	
64	0.165	
65	0.165	
66	0.165	
67	0.165	
68	0.165	
69	0.165	
70	0.165	
71	0.165	
72	0.165	
73	0.165	
74	0.165	
75	0.165	
76	0.165	
77	0.165	
78	0.165	
79	0.165	
80	0.165	
81	0.165	
82	0.165	
83	0.165	
84	0.165	
85	0.165	
86	0.165	
87	0.165	
88	0.165	
89	0.165	
90	0.165	
91	0.165	
92	0.165	
93	0.165	
94	0.165	
95	0.165	
96	0.165	
97	0.165	
98	0.165	
99	0.165	
100	0.165	

BLOCK 37	PARCEL	ACREAGE
1	0.203	
2	0.190	
3	0.178	
4	0.167	
5	0.179	
6	0.184	
7	0.198	
8	0.213	
9	0.227	
10	0.232	
11	0.256	
12	0.216	
13	0.216	
14	0.216	
15	0.216	
16	0.193	
17	0.246	
18	0.350	
19	0.337	
20	0.394	
21	0.190	
22	0.223	
23	0.224	
24	0.224	
25	0.224	
26	0.225	
27	0.225	
28	0.420	
29	0.298	
30	0.199	
31	0.206	
32	0.206	

BLOCK 34	PARCEL	ACREAGE
13	0.179	
14	0.152	
15	0.139	
16	0.135	
17	0.135	
18	0.135	
19	0.135	
20	0.143	
21	0.183	
22	0.178	
23	0.184	
24	0.184	
25	0.184	
26	0.184	
27	0.184	
28	0.184	
29	0.184	
30	0.184	
31	0.184	
32	0.184	
33	0.184	
34	0.184	
35	0.184	
36	0.184	
37	0.184	
38	0.184	
39	0.184	
40	0.184	
41	0.184	
42	0.184	
43	0.184	
44	0.184	
45	0.184	
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48	0.184	
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50	0.184	
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90	0.184	
91	0.184	
92	0.184	
93	0.184	
94	0.184	
95	0.184	
96	0.184	
97	0.184	
98	0.184	
99	0.184	
100	0.184	

LINE	BEARING	DISTANCE
L1	N08°56'59"E	125.10'
L2	N62°38'40"E	16.81'
L3	N36°02'05"W	92.60'
L4	S41°07'14"W	113.02'
L5	S41°07'14"W	112.02'
L6	S41°07'14"W	112.02'
L7	S41°07'14"W	112.02'
L8	S41°07'14"W	112.02'
L9	S41°07'14"W	112.02'
L10	S41°07'14"W	112.02'
L11	S41°07'14"W	112.02'
L12	S41°07'14"W	112.02'
L13	S41°07'14"W	112.02'
L14	S41°07'14"W	112.02'
L15	S41°07'14"W	112.02'
L16	S41°07'14"W	112.02'
L17	S41°07'14"W	112.02'
L18	S41°07'14"W	112.02'
L19	S41°07'14"W	112.02'
L20	S41°07'14"W	112.02'
L21	S41°07'14"W	112.02'
L22	S41°07'14"W	112.02'
L23	S41°07'14"W	112.02'
L24	S41°07'14"W	112.02'
L25	S41°07'14"W	112.02'
L26	S41°07'14"W	112.02'
L27	S41°07'14"W	112.02'
L28	S41°07'14"W	112.02'
L29	S41°07'14"W	112.02'
L30	S41°07'14"W	112.02'
L31	S41°07'14"W	112.02'
L32	S41°07'14"W	112.02'
L33	S41°07'14"W	112.02'
L34	S41°07'14"W	112.02'
L35	S41°07'14"W	112.02'
L36	S41°07'14"W	112.02'
L37	S41°07'14"W	112.02'
L38	S41°07	

