

BIG SKY RANCH PHASE FOUR AT DRIPPING SPRINGS

KEY MAP
NOT TO SCALE



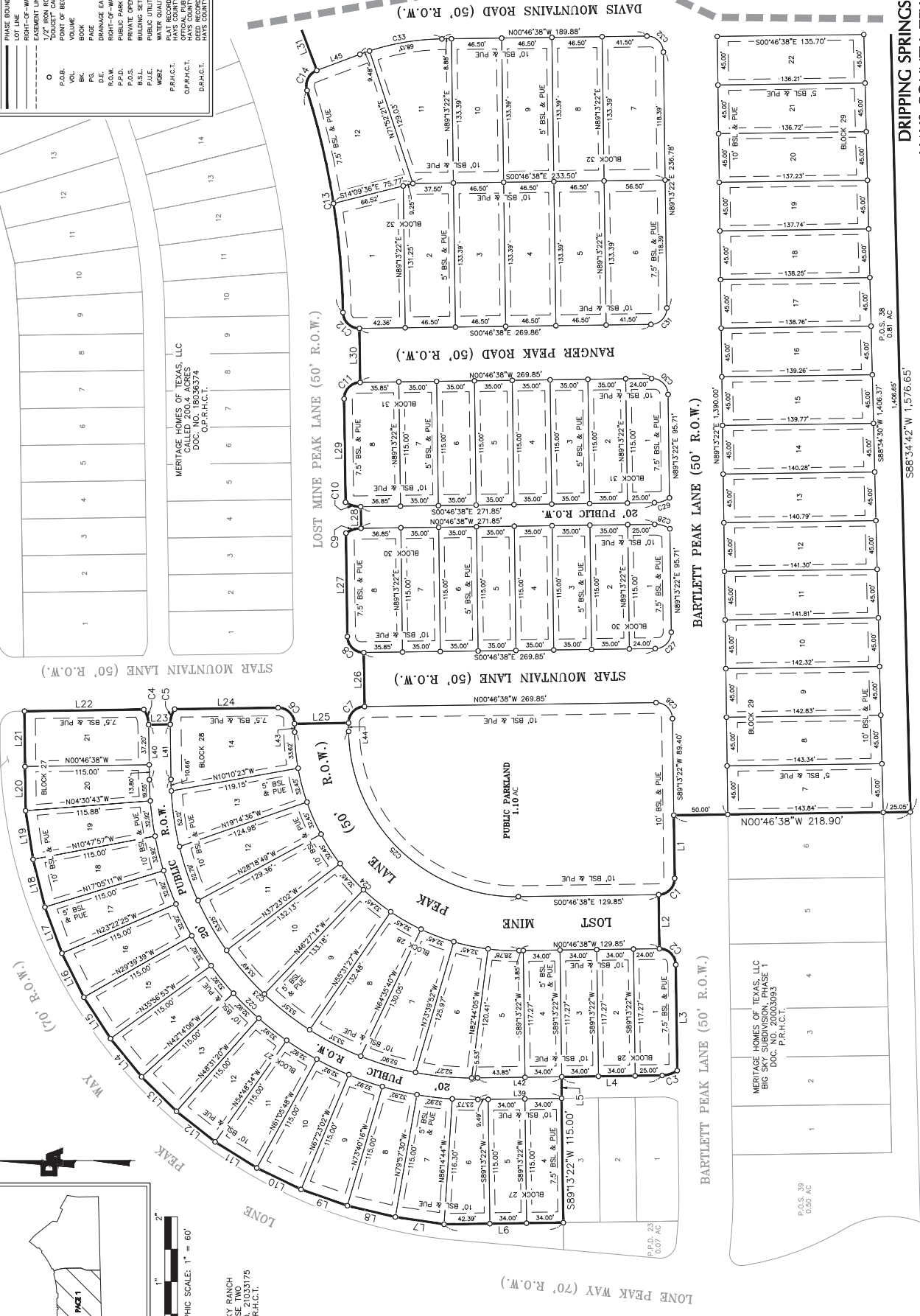
GRAPHIC SCALE: 1" = 60'
0 1" 2"

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

LEGEND

---	PHASE BOUNDARY LINE
---	RIGHT-OF-WAY LINE
- - -	EASEMENT LINE
○	1/2" IRON ROD WITH PLATE
○	POINT OF BEGINNING
○	VOLUME
○	BOOK
○	PAGE
○	DRAINAGE EASEMENT
○	D.E.
○	P.A.S.
○	PUBLIC PARK DISTRICT
○	PRIVATE OPEN SPACE
○	B.S.L.
○	BUILDING TRACK LINE
○	PUBLIC UTILITY EASEMENT
○	WATER COUPLER BUFFER ZONE
○	FRAC.T.
○	OP.F.H.C.T.
○	HAYS COUNTY, TEXAS
○	DEED RECORDS
○	D.R.H.C.T.
○	HAYS COUNTY, TEXAS

MATCHLINE SHEET 2



MERITAGE HOMES OF TEXAS, LLC
CALLED 200.4 ACRES
DOC. NO. 18056374
O.P.R.H.C.T.

MERITAGE HOMES OF TEXAS, LLC
BIG SKY SUBDIVISION, PHASE 1
DOC. NO. 20003093
O.P.R.H.C.T.

DRIPPING SPRINGS, TEXAS
HAYS COUNTY, TEXAS

DA DOUCET & ASSOCIATES
 Equal Opportunity Employer
 7401 B. Highway 71 W. Suite 400
 Austin, Texas 78735. Phone: (512)-583-2600
 www.doucetengineers.com
 HBE Firm No. 01005800

CANNON FAMILY, LTD.
CALLED 237.3845 ACRES
VOL. 1619, P.C. 313
O.P.R.H.C.T.

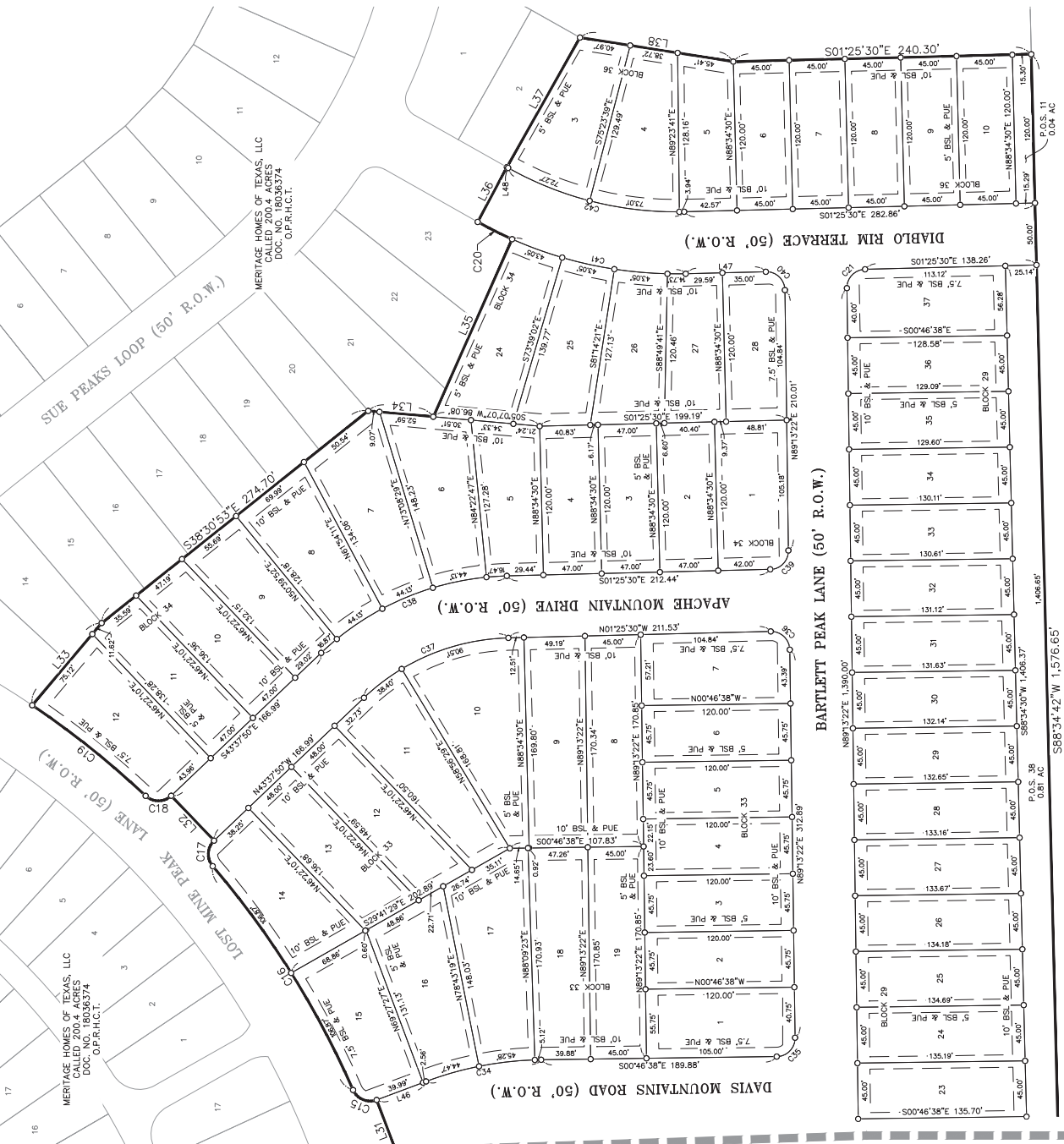
Date:	08/13/2021
Scale:	1" = 60'
Drawn By:	JWF
Reviewer:	JOF
Project:	1891-002
Sheet:	1 OF 4
Field Book:	N/A
Party Check:	N/A
Survey Date:	N/A

X:\Department\Geospatial\Projects\1891-002_Big_Sky_Court\mes\1891-002-Draft-Plan.dwg

BIG SKY RANCH PHASE FOUR AT DRIPPING SPRINGS

KEY MAP
NOT TO SCALE

GRAPHIC SCALE: 1" = 60'



LEGEND

- PHASE BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- 1/2" IRON ROD WITH 'DOUCET' CAP SET
- POINT OF BEGINNING
- LINE
- BOOK
- PAGE
- DRAINAGE EASEMENT
- RIGHT-OF-WAY
- R.O.W.
- PUBLIC PARK DISTRICT
- P.D.
- BUILDING SETBACK LINE
- BSL
- P.U.E.
- WATER UTILITY BUFFER ZONE
- WUBZ
- HAYS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- DEED RECORDS, HAYS COUNTY, TEXAS
- PARC.T.
- OP.P.A.R.C.T.
- D.A.R.C.T.

DA DOUCET & ASSOCIATES
Civil Engineering - Surveying - Professional
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www.doucetengineers.com
HBE Firm No. 3-0105800

DRIPPING SPRINGS, TEXAS
HAYS COUNTY, TEXAS

Date: 08/13/2021
Scale: 1" = 60'
Drawn By: JWF
Reviewed: JDF
Project: 1691-002
Sheet: 2 OF 4
Field Book: N/A
Party Chair: N/A
Survey Date: N/A

CANNON FAMILY, LTD.
CALLED 237.3545 ACRES
VOL 28 P. 313
O.P.R.H.C.T.

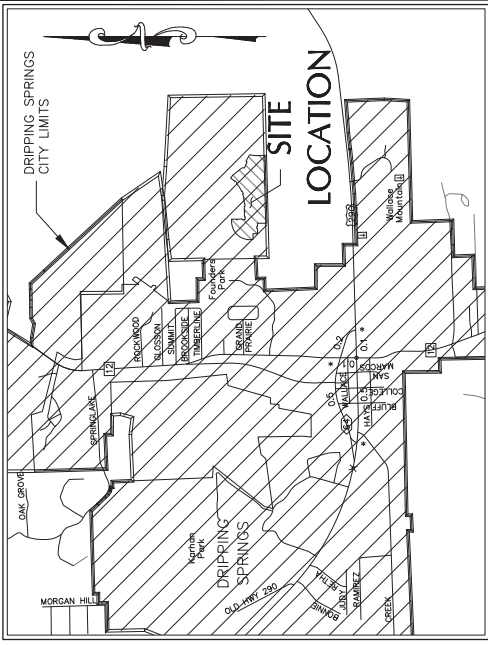
S88°34.42' W 1,576.65'
P.O.S. 38
0.81 AC

S01°25'30" E 240.30'
P.O.S. 11
0.04 AC

MATCHLINE SHEET 1

BIG SKY RANCH PHASE FOUR AT DRIPPING SPRINGS

VICINITY MAP



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

PARCEL	ACREAGE	BLOCK 34
1	0.157	
2	0.129	
3	0.129	
4	0.129	
5	0.143	
6	0.180	
7	0.191	
8	0.170	
9	0.151	
10	0.145	
11	0.149	
12	0.199	
13	0.199	
14	0.179	
15	0.159	
16	0.145	
17	0.130	
18	0.135	
19	0.135	
20	0.135	
21	0.135	
22	0.135	
23	0.135	
24	0.135	
25	0.135	
26	0.135	
27	0.135	
28	0.135	
29	0.135	
30	0.135	
31	0.135	
32	0.135	
33	0.135	
34	0.135	
35	0.135	
36	0.135	
37	0.135	
38	0.135	
39	0.135	
40	0.135	
41	0.135	
42	0.135	
43	0.135	
44	0.135	
45	0.135	
46	0.135	
47	0.135	
48	0.135	
49	0.135	
50	0.135	

PARCEL	ACREAGE	BLOCK 32
1	0.169	
2	0.142	
3	0.142	
4	0.142	
5	0.142	
6	0.172	
7	0.172	
8	0.142	
9	0.142	
10	0.142	
11	0.173	
12	0.198	
13	0.198	
14	0.198	
15	0.198	
16	0.198	
17	0.198	
18	0.198	
19	0.198	
20	0.198	
21	0.198	
22	0.198	
23	0.198	
24	0.198	
25	0.198	
26	0.198	
27	0.198	
28	0.198	
29	0.198	
30	0.198	
31	0.198	
32	0.198	
33	0.198	
34	0.198	
35	0.198	
36	0.198	
37	0.198	
38	0.198	
39	0.198	
40	0.198	
41	0.198	
42	0.198	
43	0.198	
44	0.198	
45	0.198	
46	0.198	
47	0.198	
48	0.198	
49	0.198	
50	0.198	

PARCEL	ACREAGE	BLOCK 29
1	0.148	
2	0.148	
3	0.147	
4	0.147	
5	0.147	
6	0.147	
7	0.147	
8	0.145	
9	0.145	
10	0.144	
11	0.144	
12	0.143	
13	0.143	
14	0.143	
15	0.143	
16	0.143	
17	0.143	
18	0.143	
19	0.142	
20	0.142	
21	0.141	
22	0.140	
23	0.140	
24	0.139	
25	0.139	
26	0.138	
27	0.138	
28	0.137	
29	0.137	
30	0.136	
31	0.136	
32	0.135	
33	0.135	
34	0.134	
35	0.134	
36	0.133	
37	0.163	
38	0.810	

PARCEL	ACREAGE	BLOCK 28
1	0.103	
2	0.092	
3	0.092	
4	0.092	
5	0.111	
6	0.120	
7	0.125	
8	0.129	
9	0.131	
10	0.131	
11	0.131	
12	0.124	
13	0.118	
14	0.174	
15	0.174	
16	0.174	
17	0.174	
18	0.174	
19	0.174	
20	0.174	
21	0.174	
22	0.174	
23	0.174	
24	0.174	
25	0.174	
26	0.174	
27	0.174	
28	0.174	
29	0.174	
30	0.174	
31	0.174	
32	0.174	
33	0.174	
34	0.174	
35	0.174	
36	0.174	
37	0.174	
38	0.174	
39	0.174	
40	0.174	
41	0.174	
42	0.174	
43	0.174	
44	0.174	
45	0.174	
46	0.174	
47	0.174	
48	0.174	
49	0.174	
50	0.174	

PARCEL	ACREAGE	BLOCK 27
1	0.090	
2	0.090	
3	0.100	
4	0.104	
5	0.103	
6	0.103	
7	0.103	
8	0.103	
9	0.103	
10	0.103	
11	0.103	
12	0.103	
13	0.103	
14	0.103	
15	0.103	
16	0.103	
17	0.103	
18	0.103	
19	0.104	
20	0.098	
21	0.135	
22	0.092	
23	0.092	
24	0.092	
25	0.092	
26	0.092	
27	0.092	
28	0.133	

LINE	BEARING	DISTANCE
L1	S89°13'22" W	58.33'
L2	S89°13'22" W	50.00'
L3	S89°13'22" W	97.98'
L4	N00°46'38" W	93.00'
L5	N89°44'34" W	20.00'
L6	N00°46'38" W	110.39'
L7	N08°31'51" E	45.61'
L8	N31°10'7" E	45.52'
L9	N19°28'21" E	45.52'
L10	N25°45'50" E	45.52'
L11	N32°02'49" E	45.52'
L12	N39°20'03" E	45.52'
L13	N44°37'17" E	45.52'
L14	N50°54'31" E	45.52'
L15	N57°11'44" E	45.52'
L16	N63°28'58" E	45.52'
L17	N69°46'12" E	51.00'
L18	N76°03'36" E	77.85'
L19	N81°41'09" E	7.73'
L20	N89°13'22" E	40.89'
L21	N89°29'02" E	51.20'
L22	S00°46'38" E	110.48'
L23	S00°46'38" E	20.00'
L24	S00°46'38" E	95.71'

LINE	BEARING	DISTANCE
L25	S00°46'38" E	50.00'
L26	N89°13'22" E	50.00'
L27	N89°13'22" E	95.71'
L28	N89°13'22" E	20.00'
L29	N89°13'22" E	95.71'
L30	N89°13'22" E	20.00'
L31	N89°13'22" E	50.00'
L32	N48°22'10" E	50.00'
L33	S49°48'45" E	86.74'
L34	S05°07'07" W	52.59'
L35	S60°03'42" E	186.61'
L36	S61°56'54" E	50.02'
L37	S60°35'04" E	120.00'
L38	S08°56'59" W	125.10'
L39	N00°46'38" W	77.49'
L40	N89°13'22" E	51.00'
L41	N89°13'22" E	51.00'
L42	N00°46'38" W	77.85'
L43	N89°13'22" E	7.73'
L44	S89°13'22" E	7.73'
L45	N20°32'33" W	42.56'
L46	S20°32'33" E	42.56'
L47	N01°25'30" W	64.59'
L48	N23°32'23" E	1.19'

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00007938.

UTILITY NOTE:
THE SURVEY MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE ACCURATE. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. UTILITIES SHOWN ARE BASED ON RECORDS AND FIELD SURVEYING. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UTILITIES SHOWN AND THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES SHOWN ABOVE GROUND UTILITY STRIKE LINES.

ENGINEER:
DOUCET AND ASSOCIATES
7401 B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TX 78735

SURVEYOR:
DOUCET AND ASSOCIATES
7401 B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TX 78735

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C22	471.24	300.00'	80°00'00"	N44°13'22"E	424.26'
C23	439.82'	280.00'	80°00'00"	N44°13'22"E	395.98'
C24	323.01'	205.00'	80°00'00"	N44°13'22"E	289.91'
C25	243.47'	155.00'	80°00'00"	N44°13'22"E	219.20'
C26	23.56'	15.00'	80°00'00"	S44°13'22"W	21.21'
C27	23.56'	15.00'	80°00'00"	S45°46'38"E	21.21'
C28	14.86'	25.00'	34°03'21"	N16°15'02"E	14.64'
C29	14.86'	25.00'	34°03'21"	S17°48'19"E	14.64'
C30	23.56'	15.00'	80°00'00"	N44°13'22"E	21.21'
C31	23.56'	15.00'	80°00'00"	S45°46'38"E	21.21'
C32	23.56'	15.00'	80°00'00"	N44°13'22"E	21.21'
C33	77.62'	225.00'	19°45'54"	N02°39'36"W	77.23'
C34	94.87'	275.00'	19°45'54"	N10°39'36"W	94.40'
C35	23.56'	15.00'	80°00'00"	S45°46'38"E	21.21'
C36	23.73'	15.00'	80°18'52"	N43°53'56"E	21.33'
C37	128.91'	175.00'	42°12'19"	N22°31'40"W	126.01'
C38	165.74'	225.00'	42°12'19"	N22°31'40"W	162.02'
C39	23.39'	15.00'	89°21'08"	S40°06'04"E	21.09'
C40	23.73'	15.00'	80°38'52"	N43°53'56"E	21.33'
C41	143.87'	325.00'	25°21'49"	N11°52'42"E	142.70'
C42	148.02'	275.00'	30°50'27"	N13°59'43"E	146.24'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	80°00'00"	N45°46'38"E	21.21'
C2	23.56'	15.00'	80°00'00"	S44°13'22"W	21.21'
C3	14.86'	25.00'	34°03'21"	N17°48'19"W	14.64'
C4	14.86'	25.00'	34°03'21"	S17°21'41"W	14.64'
C5	14.86'	25.00'	34°03'21"	S73°44'58"E	14.64'
C6	23.56'	15.00'	89°59'48"	S44°13'22"W	21.21'
C7	23.56'	15.00'	89°54'00"	S45°46'38"E	21.21'
C8	23.56'	15.00'	80°00'00"	N44°13'22"E	21.21'
C9	14.86'	25.00'	34°03'21"	S17°48'19"E	14.64'
C10	14.86'	25.00'	34°03'21"	N16°15'02"E	14.64'
C11	23.56'	15.00'	80°00'00"	S45°46'38"E	21.21'
C12	23.52'	15.00'	89°49'44"	N4°08'14"E	21.67'
C13	208.73'	725.00'	16°29'44"	N80°48'14"E	206.01'
C14	22.75'	15.00'	86°54'05"	S63°59'35"E	20.63'
C15	22.75'	15.00'	86°54'05"	N22°54'50"E	20.63'
C16	213.73'	725.00'	16°33'27"	N57°54'49"E	212.96'
C17	22.75'	15.00'	86°54'05"	S67°04'52"E	20.63'
C18	22.75'	15.00'	86°54'05"	N00°10'47"W	20.63'
C19	117.19'	725.00'	9°15'42"	N36°38'24"E	117.07'
C20	31.07'	325.00'	5°18'38"	N25°46'37"E	31.06'
C21	23.39'	15.00'	89°21'08"	N45°06'04"W	21.09'

**DRIPPING SPRINGS,
HAYS COUNTY, TEXAS**

DA DOUCET & ASSOCIATES
Professional Surveyors
7401 B Highway 71 West, Suite 160
Austin, Texas 78735. Phone: (512)-583-2600
www.douceterengineers.com
HBE Firm No. 310108800

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BIG SKY RANCH PHASE FOUR AT DRIPPING SPRINGS

OWNER'S ACKNOWLEDGMENT:

THE STATE OF TEXAS }
 THE COUNTY OF TRAVIS }

DEVELOPMENT NOTE:
 THIS DEVELOPMENT IS SUBJECT TO ORDINANCE 2018-24 PD# 10 BIG SKY (OCT 9, 2018)

KNOW ALL ME BY THESE PRESENTS, THAT MERRITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BEING THE OWNER OF 200.4 ACRES IN THE PHILLIP A. SMITH SURVEY NUMBER 26 ABSTRACT NUMBER 2415 IN HAYS COUNTY, TEXAS, COMEVED BY DEED OF RECORD IN DOCUMENT NO. 18036374 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS,

DO HEREBY SUBDIVIDE 24.86 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS
BIG SKY RANCH PHASE FOUR AT DRIPPING SPRINGS

SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE _____ DAY OF _____ A.D. 2021.

ELLIOT JONES, DIVISION VICE PRESIDENT
 MERRITAGE HOMES OF TEXAS, LLC

THE STATE OF TEXAS }
 THE COUNTY OF TRAVIS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND THE STATE, ON THIS DAY PERSONALLY APPEARED _____, EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ A.D. 2021.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

ENVIRONMENTAL NOTE:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED SANITARY SEWER SYSTEM. THE CITY OF TRAVIS HAS THE RESPONSIBILITY TO PROVIDE THE WATER SUPPLY AND SANITARY SEWER SYSTEM. THE CITY OF TRAVIS WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE WATER SUPPLY AND SANITARY SEWER SYSTEM. THE CITY OF TRAVIS WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE WATER SUPPLY AND SANITARY SEWER SYSTEM. THE CITY OF TRAVIS WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE WATER SUPPLY AND SANITARY SEWER SYSTEM.

CHAD GILPIN _____ DATE _____
 CITY ENGINEER

STATE OF TEXAS }
 COUNTY OF TRAVIS }

BIG SKY RANCH PHASE TWO HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT OF ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 123020B, AND IS HEREBY APPROVED ADMINISTRATIVELY.

MICHELLE FISCHER, CITY ADMINISTRATOR OF DRIPPING SPRINGS

STATE OF TEXAS }
 COUNTY OF TRAVIS }

KNOW BY ALL MEN THESE PRESENTS, THAT THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE SURVEY RELATED REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS, TEXAS, AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

J. DULON FIGUATE _____ DATE _____
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6360

STATE OF TEXAS }
 COUNTY OF TRAVIS }

I, CHRIS A. REDD, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY, CHANNELIZED AND CONCENTRATED STORM WATER RUNOFF FROM THE 100 YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY AND/OR DRAINAGE EASEMENTS AND DRAINAGE LOTS SHOWN ON THE ATTACHED PLAT.

CHRIS A. REDD _____ DATE _____
 LICENSED PROFESSIONAL ENGINEER
 STATE OF TEXAS NO. 91546

STATE OF TEXAS }
 COUNTY OF HAYS }

I, ELAINE HANSON CARRERAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR _____ DAY OF _____ A.D. 2021, AT _____ O'CLOCK _____ M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN _____ DAY OF _____ A.D. 2021.

WITNESS MY SEAL OF OFFICE, THIS THE _____ DAY OF _____ A.D. 2021.

ELAINE HANSON CARRERAS, MBA, PHD, COUNTY CLERK
 HAYS COUNTY, TEXAS

DRIPPING SPRINGS,
 HAYS COUNTY, TEXAS

DA DOUCET & ASSOCIATES	Date: 08/13/2021
2001 West Loop West, Suite 100 Austin, Texas 78758, Phone: (512)-583-2400 www.doucetengineers.com	Scale: N/A
Drawn by: JWF	Reviewer: JDF
Project: 1801-002	Sheet: 6 OF 4
File Path: N/A	Party Date: N/A
File Name: 1801-002-001	Survey Date: N/A

FINAL PLAT NOTES:

- THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS.
- THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON MAP NUMBER 48209C0105F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- WATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
- ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS SEWER CONNECTION SHALL BE IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS WASTE WATER UTILITY SERVICE AND FEE AGREEMENT BETWEEN THE CITY AND MERRITAGE HOMES OF TEXAS, DATED SEPTEMBER 18, 2018.
- ELECTRIC SERVICE WILL BE PROVIDED BY THE FEDERALELES ELECTRIC COOPERATIVE.
- TELEPHONE SERVICE WILL BE PROVIDED BY SPECTRUM.
- GAS SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICES.
- MINIMUM FRONT SETBACK SHALL BE 10 FEET.
- MINIMUM REAR SETBACK SHALL BE 10 FEET.
- MINIMUM INTERIOR SIDE YARD SETBACKS SHALL BE 5 FEET.
- MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 7.5 FEET.
- ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS AS AMENDED BY PD# 10.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED ORGANIZED WATER SYSTEM.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED ORGANIZED WASTEWATER SYSTEM.
- NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGUN UNTIL ALL DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED ACCORDING TO THE CITY OF DRIPPING SPRINGS.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE CITY RIGHT-OF-WAY HAS BEEN ISSUED.
- DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS AND TCEQ WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE OF AUTHENTICATION AND IN COMPLIANCE WITH THE CITY OF DRIPPING SPRINGS WATER QUALITY PROTECTION ORDINANCE (REVISED) OR AS PERMITTED BY THE TCEQ AND IN COMPLIANCE WITH THE CITY OF DRIPPING SPRINGS WATER QUALITY PROTECTION ORDINANCE.
- TWO SHADE TREES WILL BE REQUIRED FOR EACH RESIDENTIAL LOT PER THE CITY OF DRIPPING SPRINGS LANDSCAPE ORDINANCE.
- THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE PARK.
- THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PUBLIC PARKS AND OPEN SPACE LOTS.
- THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL STORM WATER DETENTION AND WATER QUALITY PONDS.
- THIS DEVELOPMENT IS SUBJECT TO DRIPPING SPRINGS ORDINANCE 2018-24, PLANNED DEVELOPMENT DISTRICT NO. 10-BIG SKY AS AMENDED BY ORDINANCE #2020-25 ON JUNE 9, 2020.
- ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4 FOOT WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
- ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4 FOOT 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.
- A 10 FOOT PUBLIC UTILITY EASEMENT ALONG THE FRONT OF LOTS ADJACENT TO PUBLIC STREETS IS HEREBY DEDICATED, UNLESS OTHERWISE NOTED.
- A 7.5 FOOT PUBLIC UTILITY EASEMENT ALONG THE SIDE OF LOTS ADJACENT TO PUBLIC STREETS IS HEREBY DEDICATED, UNLESS OTHERWISE NOTED.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, THAT OBSTRUCT OR LIMIT FLOW SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
- INSPECTION, OPERATION AND MAINTENANCE.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- STREET LIGHTING WILL COMPLY WITH LIGHTING ORDINANCE [SRDA 3.11].
- PARKLAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED WITHIN THIS DEVELOPMENT THROUGH A COMBINATION OF PRIVATE AND PUBLIC PARK LAND AND OPEN SPACE.
- 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.