

PARKLAND SUMMARY			
CATEGORY	DESCRIPTION	LOTR Area (AC)	
PRIVATE OPEN SPACE	1-35	0.53	
PRIVATE OPEN SPACE	2-58	0.83	
PRIVATE OPEN SPACE	4-49	0.13	
PUBLIC OPEN SPACE	5-56	0.45	
PUBLIC OPEN SPACE	7-28	0.10	
PUBLIC OPEN SPACE	9-44	0.09	
PUBLIC OPEN SPACE	9-60	0.34	
PRIVATE OPEN SPACE	9-106	0.62	
PUBLIC OPEN SPACE	9-117	0.33	
PUBLIC OPEN SPACE	9-119	0.01	
PUBLIC OPEN SPACE	9-179	0.77	
PUBLIC OPEN SPACE	9-180	0.40	
PRIVATE OPEN SPACE	11-21	0.29	
PUBLIC OPEN SPACE	11-50	0.43	
PUBLIC OPEN SPACE	13-14	0.10	
TOTAL		5.42	
1.0 - 2.0 AC	PRIVATE OPEN SPACE	2-1	1.68
	PUBLIC OPEN SPACE	2-28	1.63
	PUBLIC OPEN SPACE	7-8	1.57
	PUBLIC OPEN SPACE	9-156	1.08
TOTAL		5.96	
2.0 - 5.0 AC	PRIVATE OPEN SPACE	5-44	3.79
	PUBLIC OPEN SPACE	6-20	3.30
	PUBLIC OPEN SPACE	9-144	2.51
	PUBLIC PARKLAND	12-21	4.34
	PUBLIC OPEN SPACE	15-15	3.04
TOTAL		16.98	
5.0 - 10.0 AC	PUBLIC OPEN SPACE	9-10	7.08
	PUBLIC PARKLAND	9-80	6.86
	PUBLIC OPEN SPACE	14-16	5.8
TOTAL		19.74	
> 10.0 AC	PUBLIC OPEN SPACE	3-19	13.34
	PUBLIC PARKLAND	7-37	11.96
	PUBLIC OPEN SPACE	9-30	10.01
TOTAL		35.31	
TOTAL PARKLAND		83.41	

LOT SETBACKS	
FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'
R.O.W. WIDTHS	
LOCAL	50'
MINOR ARTERIAL	114'
PAVEMENT WIDTHS	
LOCAL	30'
MINOR ARTERIAL	24'

# WILD RIDGE SUBDIVISION

## DRIPPING SPRINGS, HAYS COUNTY, TEXAS

**OWNER/DEVELOPER:** MERITAGE HOMES  
6920 BUSINESS PARK DRIVE, SUITE 300  
AUSTIN, TEXAS 78759  
(512) 858-6474

**CONTACT:** BILLY JONES, DIVISION VICE PRESIDENT

**ENGINEER:** DOUCET & ASSOCIATES  
7401 B HWY 71 WEST, SUITE 160  
AUSTIN, TEXAS 78726  
(512) 583-2600

**CONTACT:** RICHARD PHAM, P.E.

**LAND SURVEY:** DOUCET & ASSOCIATES, INC.  
7401 B HWY 71 WEST, SUITE 160  
AUSTIN, TEXAS 78726  
(512) 583-2600

**CONTACT:** DILLON FUGATE, R.P.L.S.

**UTILITY PROVIDERS:** WATER: WEST TRAVIS COUNTY P.U.A.  
WASTEWATER: CITY OF DRIPPING SPRINGS  
ELECTRIC: FEDERALNUCLEAR ELECTRICAL COOPERATIVE  
TELEPHONE: FRONTIER COMMUNICATIONS  
GAS: TEXAS GAS SERVICE


**JURISDICTION:** CITY OF DRIPPING SPRINGS

**LEGAL DESCRIPTION:** BEING A 283.427 ACRES [22,346,088 SQUARE FEET] TRACT OF LAND OUT OF THE LV. DAVIS, JR. PREEMPTION SURVEY, ABSTRACT NUMBER 673, AND THE EDWARD W. BROWN SURVEY NUMBER 126, ABSTRACT NUMBER 44, HAYS COUNTY, TEXAS, SAID 283.427 ACRES BEING A PORTION OF A CALLED 291-1/3 ACRE TRACT, DESCRIBED TO CYNIGURE CORPORATION, AS RECORDED IN VOLUME 258, PAGE 123 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS [DRAC1], AND BEING OUT OF A CALLED 999 ACRE TRACT DESCRIBED IN VOLUME 106, PAGE 31 [DRAC1].

**SITE AREA:** 283.4 ACRES

**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 NUMBERS 4802092106F AND 4802092106E, DATED SEPTEMBER 2, 2003. NO PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN THE 100-YEAR FLOOD PLAIN.

**SUBMITTED BY:**   
RICHARD PHAM, P.E.

**ORIGINAL SUBMITTAL DATE:** FEBRUARY 18, 2022

PUBLIC ROADWAY TABLE						
STREET NAME	R.O.W.	PAVEMENT	C&G	CLENGTH	SIDEWALK	
ARTERIAL A	114'	28' EACH DIRECTION	Y	5,159 LF	5' WIDE SIDEWALK & 10' TRAIL	
ARTERIAL B	114'	28' EACH DIRECTION	Y	3,468 LF	5' WIDE SIDEWALK & 10' TRAIL	
STREET A	50'	30'	Y	1,224 LF	BOTH SIDES 5' WIDE	
STREET B	50'	30'	Y	1,403 LF	BOTH SIDES 5' WIDE	
STREET C EAST	50'	30'	Y	2,565 LF	BOTH SIDES 5' WIDE	
STREET C WEST	50'	30'	Y	687 LF	BOTH SIDES 5' WIDE	
STREET D	50'	30'	Y	1,269 LF	BOTH SIDES 5' WIDE	
STREET E	50'	30'	Y	825 LF	BOTH SIDES 5' WIDE	
STREET F	50'	30'	Y	771 LF	BOTH SIDES 5' WIDE	
STREET G	50'	30'	Y	439 LF	BOTH SIDES 5' WIDE	
STREET H SOUTH	50'	30'	Y	2,343 LF	BOTH SIDES 5' WIDE	
STREET I	50'	30'	Y	567 LF	BOTH SIDES 5' WIDE	
STREET J EAST	50'	30'	Y	2,818 LF	BOTH SIDES 5' WIDE	
STREET J WEST	50'	30'	Y	2,344 LF	BOTH SIDES 5' WIDE	
STREET K	50'	30'	Y	1,477 LF	BOTH SIDES 5' WIDE	
STREET L	50'	30'	Y	1,044 LF	BOTH SIDES 5' WIDE	
STREET M EAST	50'	30'	Y	1,548 LF	BOTH SIDES 5' WIDE	
STREET M WEST	50'	30'	Y	2,704 LF	BOTH SIDES 5' WIDE	
STREET N	50'	30'	Y	1,527 LF	BOTH SIDES 5' WIDE	
STREET O	50'	30'	Y	991 LF	BOTH SIDES 5' WIDE	
STREET P	50'	30'	Y	307 LF	BOTH SIDES 5' WIDE	
STREET Q	50'	30'	Y	1,116 LF	BOTH SIDES 5' WIDE	
STREET R	50'	30'	Y	290 LF	BOTH SIDES 5' WIDE	
STREET S	50'	30'	Y	431 LF	BOTH SIDES 5' WIDE	
STREET T	50'	30'	Y	841 LF	BOTH SIDES 5' WIDE	
STREET U	50'	30'	Y	1,316 LF	BOTH SIDES 5' WIDE	
STREET V	50'	30'	Y	290 LF	BOTH SIDES 5' WIDE	

- NOTES:**
- ALL PROPOSED MINOR ARTERIAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 5' WIDE CONCRETE SIDEWALK ALONG ONE SIDE OF THE STREET, AND A 10' WIDE SHARED USE PATH ON THE OTHER.
  - ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 5' 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.
  - UTILITIES WILL BE PROVIDED BY THE FOLLOWING:  
WATER: WEST TRAVIS COUNTY P.U.A.  
WASTEWATER: CITY OF DRIPPING SPRINGS  
ELECTRICITY: P.E.C.  
GAS: TEXAS GAS SERVICE
  - FINAL DETERMINATION FOR EASEMENTS TO BE DETERMINED WITH FINAL PLAT AND CONSTRUCTION PLANS.
  - STORM WATER SHALL BE CONVEYED VIA DRAINAGE EASEMENTS.
  - DESIGN STANDARDS PER CITY OF DRIPPING SPRINGS STANDARDS AND PDD #13 (ORDINANCE NO. 2021-31).
  - A 10% 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 PREVENT 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 PIG 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 [SDRA 3.11].
  - CONSTRUCTION ACCESS SHALL BE VIA US HWY 290.

STATE OF TEXAS  
COUNTY OF HAYS  
CITY OF DRIPPING SPRINGS

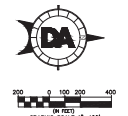
THIS PRELIMINARY PLAT, WILD RIDGE SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_

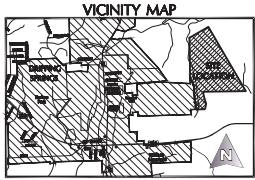
MAYOR OR MAYOR PRO TEM,  
ATTEST:  
ANDREA CUNNINGHAM, CITY SECRETARY

SITE DATA TABLE	
TOTAL SITE AREA	283.4 AC
RESIDENTIAL LOTS A (40' X 120')	255 31.9 AC
RESIDENTIAL LOTS B (45' X 120')	84 12.4 AC
RESIDENTIAL LOTS C (50' X 120')	321 53.1 AC
RESIDENTIAL LOTS D (60' X 120')	203 41.7 AC
TOTAL RESIDENTIAL LOTS	863 139.1 AC
PUBLIC PARKLAND	3 23.2 AC
PUBLIC OPEN SPACE	19 50.8 AC
PRIVATE OPEN SPACE	8 9.5 AC
STREET R.O.W.	39,764 LF
NUMBER OF BLOCKS	18
TOTAL PHASE ONE AREA 130.3 AC	
RESIDENTIAL LOTS A (40' X 120')	108 13.57 AC
RESIDENTIAL LOTS B (45' X 120')	45 6.89 AC
RESIDENTIAL LOTS C (50' X 120')	120 19.24 AC
RESIDENTIAL LOTS D (60' X 120')	73 14.08 AC
PUBLIC PARKLAND	0 0.0 AC
PUBLIC OPEN SPACE	7 31.2 AC
PRIVATE OPEN SPACE	5 4.8 AC
TOTAL PHASE TWO AREA 88.8 AC	
RESIDENTIAL LOTS A (40' X 120')	95 12.0 AC
RESIDENTIAL LOTS B (45' X 120')	0 0.0 AC
RESIDENTIAL LOTS C (50' X 120')	125 20.75 AC
RESIDENTIAL LOTS D (60' X 120')	74 15.8 AC
PUBLIC PARKLAND	2 36.3 AC
PUBLIC OPEN SPACE	3 13.0 AC
PRIVATE OPEN SPACE	1 0.3 AC
TOTAL PHASE THREE AREA 29.8 AC	
RESIDENTIAL LOTS A (40' X 120')	52 6.3 AC
RESIDENTIAL LOTS B (45' X 120')	39 5.5 AC
RESIDENTIAL LOTS C (50' X 120')	25 4.02 AC
RESIDENTIAL LOTS D (60' X 120')	0 0.0 AC
PUBLIC PARKLAND	0 0.0 AC
PUBLIC OPEN SPACE	4 5.4 AC
PRIVATE OPEN SPACE	1 3.8 AC
TOTAL PHASE FOUR AREA 34.5 AC	
RESIDENTIAL LOTS A (40' X 120')	0 0.0 AC
RESIDENTIAL LOTS B (45' X 120')	0 0.0 AC
RESIDENTIAL LOTS C (50' X 120')	51 9.13 AC
RESIDENTIAL LOTS D (60' X 120')	56 11.8 AC
PUBLIC PARKLAND	1 6.9 AC
PUBLIC OPEN SPACE	5 11.2 AC
PRIVATE OPEN SPACE	1 0.6 AC



**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
- EXISTING CONTOURS
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



**DOUCET**  
Civil Engineers / Estimators / Geographers  
7401 B Highway 71 W, Ste. 160  
Austin, TX 78726, Tel: (512) 583-2600  
www.doucet.com  
LSE Form Number 1937  
TPELS Form Number 1010800

OVERALL PRELIMINARY PLAT

MERITAGE HOMES, LLC.  
WILD RIDGE SUBDIVISION  
PRELIMINARY PLAT  
DRIPPING SPRINGS, HAYS COUNTY, TX 78620

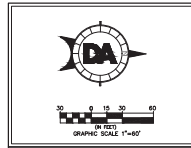
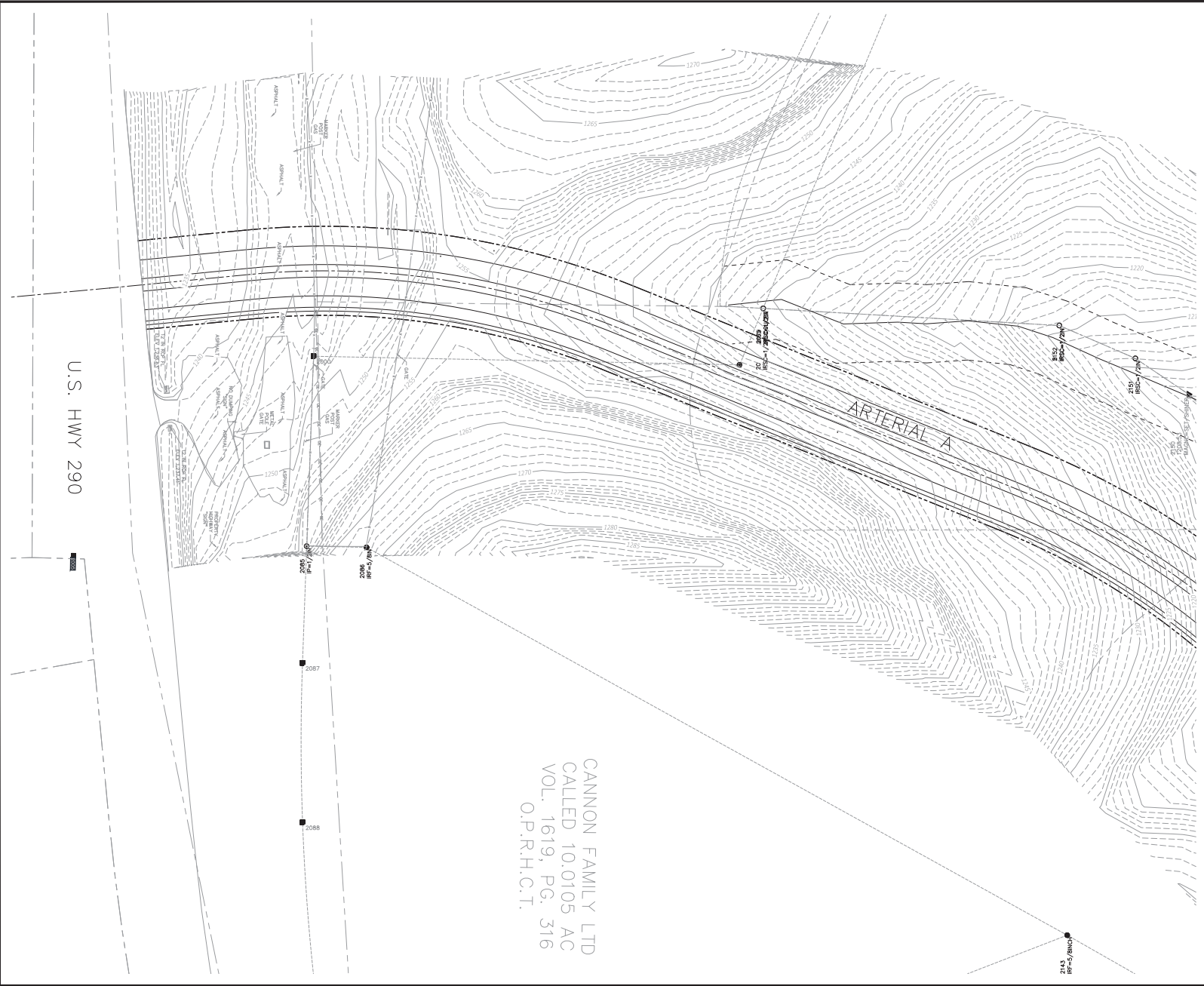


Designed: RP  
Drawn: EGU/AD  
Reviewed: CR  
Date: \_\_\_\_\_

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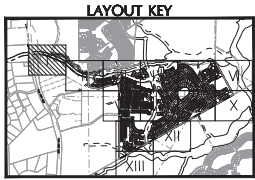
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Drawn by: EGU/AD  
Reviewed by: CR  
Date: \_\_\_\_\_



**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
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- ⊙ POWER POLE
- ⊙ DOWN GUY
- - - SUBDIVISION BOUNDARY
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- - - PROPOSED RIGHT OF WAY
- - - PROPOSED FACE OF CURB
- - - EXISTING CONTOURS
- - - P.P.D. PUBLIC PARKLAND DEDICATION
- - - P.O.S. PUBLIC OPEN SPACE



**LOT SETBACKS**

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

**R.O.W. WIDTHS**

LOCAL	50'
MINOR ARTERIAL	114'

**PAVEMENT WIDTHS**

LOCAL	30'
MINOR ARTERIAL	24'

U.S. HWY 290

ARTERIAL A

CANNON FAMILY LTD  
 CALLED 10.0105 AC  
 VOL. 1619, PG. 316  
 O.P.R.H.C.T.

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 DATE: 2/18/2022  
 TIME: 10:00:00 AM  
 USER: RICHARD.PHAM

**DOUCET**  
 Civil Engineers / Architects / Geospatial  
 7403 B. Highway 71 W. Ste. 110  
 Austin, TX 78732, Tel: (512) 583-2400  
 Email: doucet@doCKET.com  
 TRS Firm Number: 7932  
 TP&ES Firm Number: 1010800

PRELIMINARY PLAT I

**MERITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620



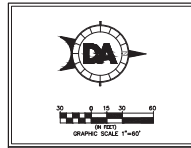
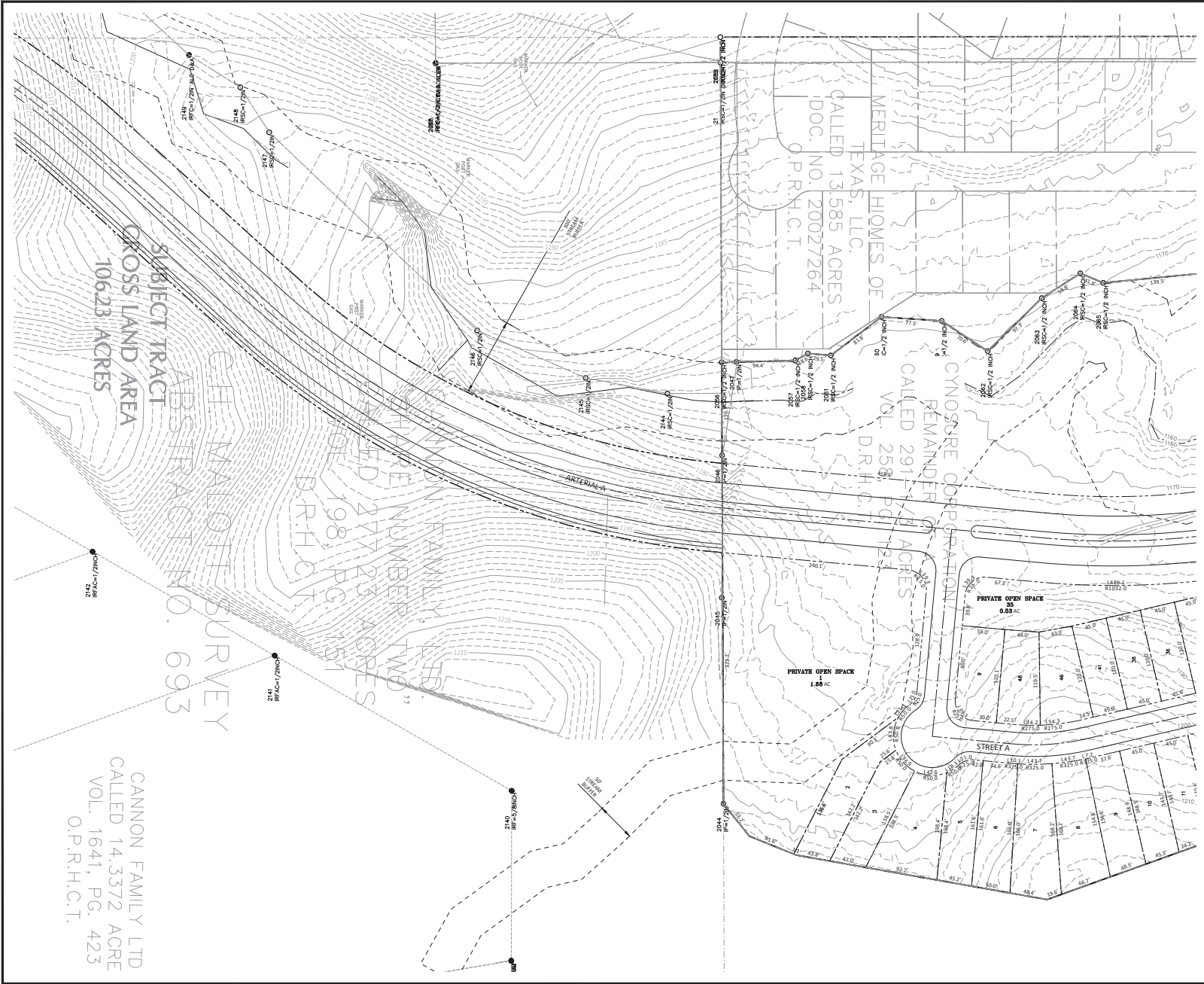
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Project No.:  
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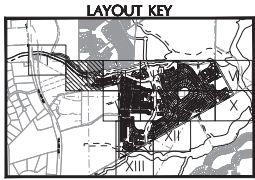


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**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
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**LOT SETBACKS**

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

**R.O.W. WIDTHS**

LOCAL	50'
MINOR ARTERIAL	114'

**PAVEMENT WIDTHS**

LOCAL	30'
MINOR ARTERIAL	24'

**DOUCET**  
 Civil Engineers / Draftsmen / Geospatial  
 7403 B. Highway 71 W. Ste. 140  
 Austin, TX 78735, Tel: (512) 583-2400  
 Email: doucet@doCKET.com  
 1842 Firm Number: 14337  
 TP&ES Firm Number: 1010800

PRELIMINARY PLAT II

**MERITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620

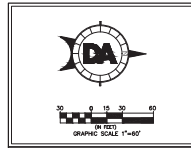


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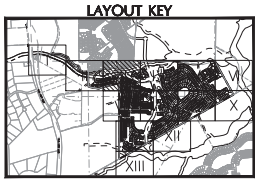
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**LEGEND**

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**LOT SETBACKS**

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

**R.O.W. WIDTHS**

LOCAL	50'
MINOR ARTERIAL	114'

**PAVEMENT WIDTHS**

LOCAL	30'
MINOR ARTERIAL	24'

**DOUCET**  
 Civil Engineers / Planners / Geographers  
 1403 S. Highway 71 W. Ste. 110  
 Austin, TX 78735, Tel: (512) 583-2400  
 Fax: (512) 583-2401  
 Email: erwin@doucet.com  
 1847 Firm Number: 1937  
 TP&ES Firm Number: 1010800

**PRELIMINARY PLAT III**

**MERITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620



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 Reviewed: CR  
 Date:

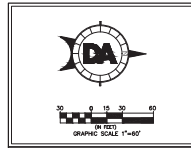
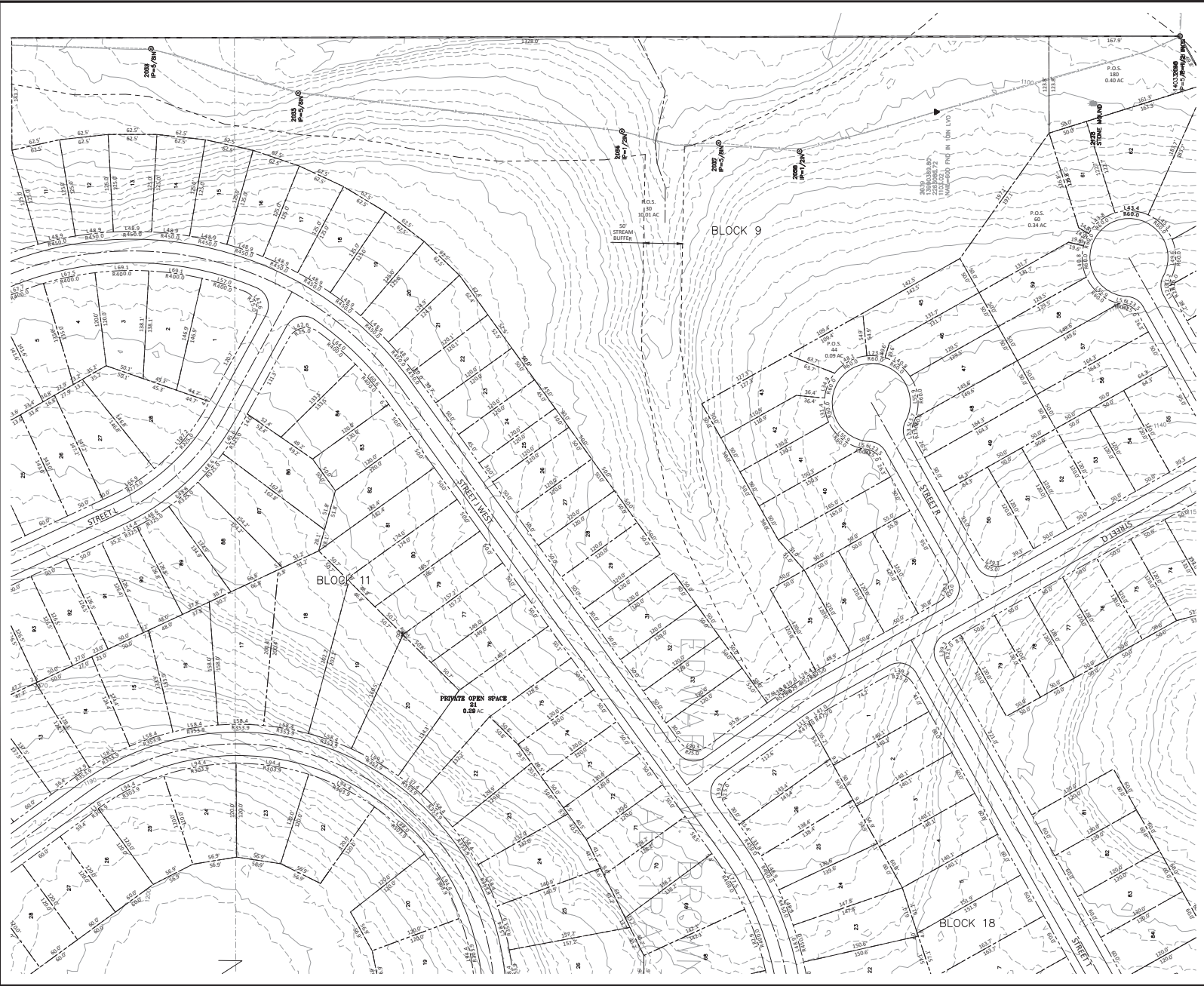
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Project No.: 1691-005



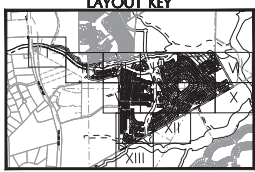


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 Plot User: ERAND



**LEGEND**

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**LOT SETBACKS**

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

**R.O.W. WIDTHS**

LOCAL	50'
MINOR ARTERIAL	114'

**PAVEMENT WIDTHS**

LOCAL	30'
MINOR ARTERIAL	24'

**DOUCET**  
 Civil Engineers / Estimators / Geographers  
 1403 S. Highway 71 W. Ste. 110  
 Austin, TX 78725, Tel: (512) 583-2400  
 Email: doucet@doCKET.com  
 TPELS Firm Number: 1010800

**PRELIMINARY PLAT V**

**MERITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620



Designed: RP  
 Drawn: EGU/AD  
 Reviewed: CP  
 Date:

**SHEET**  
**6**

Project No.: 1691-005



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JOHN L. HILL  
 CALLED 29.78 ACRES  
 VOL. 2486, PG. 541  
 D.R.H.C.T.

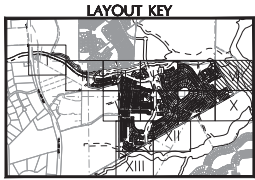
FEMA 100-YR  
 FLOODPLAIN

**DA**

Graphic Scale: 1"=40'

**LEGEND**

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LOT SETBACKS	
FRONT	10'
REAR	10'
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R.O.W. WIDTHS	
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MINOR ARTERIAL	114'
PAVEMENT WIDTHS	
LOCAL	30'
MINOR ARTERIAL	24'

**DOUCET**

City Engineers / Estimators / Geographers  
 740 S. Highway 71 W. Ste. 110  
 Austin, TX 78725, Tel: (512) 283-2400  
 Email: doucet@earthlink.net  
 1845 Firm Number: 7937  
 TP&ES Firm Number: 1010800

PRELIMINARY PLAT VI

**MERITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620

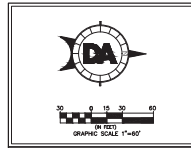
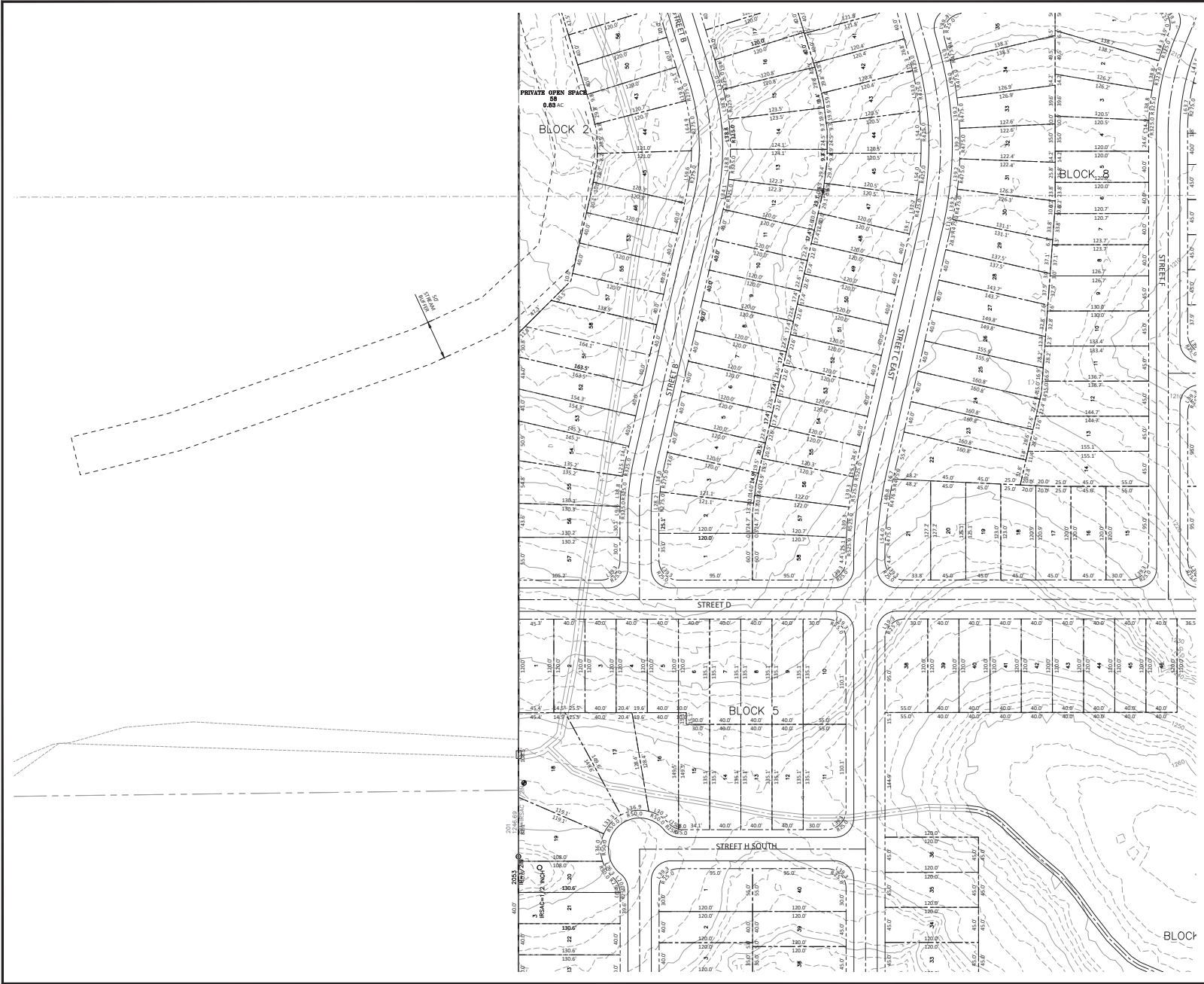


2/18/2022  
 Designed: RP  
 Drawn: EGJW/AD  
 Reviewed: CR  
 Date:

SHEET  
**7**

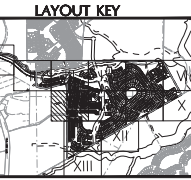
Project No.:  
 1691-005

Drawing: c:\pwworking\external\paw\16212156\161000199.dwg  
 User: RICHARD PHAM  
 Date: 06/22/2023 10:13  
 Plot: 161000199.dwg, 161000199.dwg



**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 CONTOURS
- EXISTING CONTOURS
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



**LOT SETBACKS**

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

**R.O.W. WIDTHS**

LOCAL	50'
MINOR ARTERIAL	114'

**PAVEMENT WIDTHS**

LOCAL	30'
MINOR ARTERIAL	24'

**DOUCET**  
 Civil Engineers / Architects / Geospatial  
 7403 B. Highway 71 W. Ste. 140  
 Austin, TX 78752, Tel: (512) 583-2400  
 Email: doucet@doacet.com  
 1845 Firm Number: 7937  
 TP&ES Firm Number: 1010800

**PRELIMINARY PLAT VII**

**MERITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620



2/18/2023  
 Designed: RP  
 Drawn: EGJW/AD  
 Reviewed: CR  
 Date:

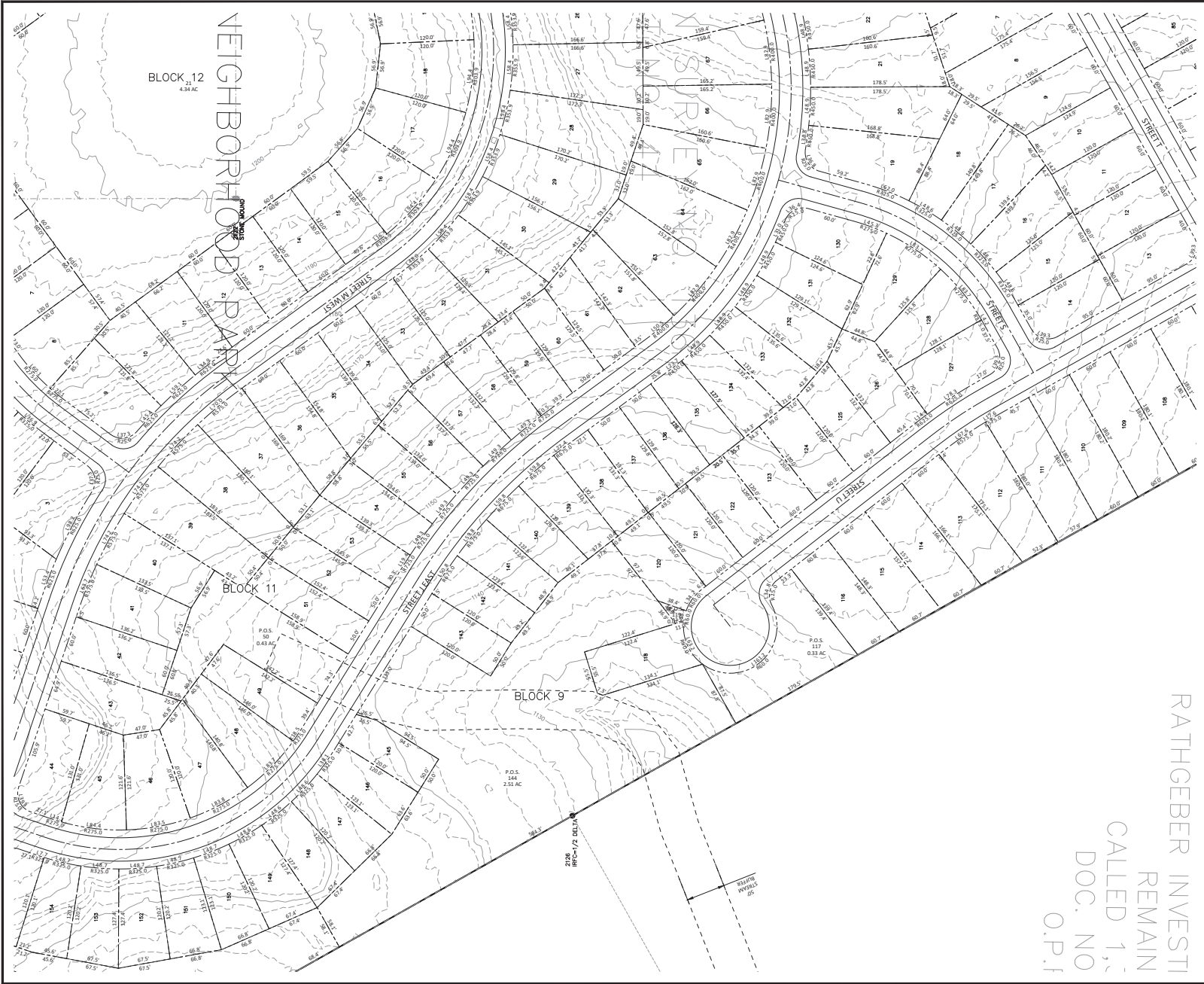
**SHEET**  
**8**


Project No.:  
 1691-005





Drawing: c:\pwworking\erwin\dwg\1691-005.dwg  
 User: erwin  
 Date: 11/11/2022 10:48:32 AM  
 Plot Date: 11/11/2022 10:48:32 AM  
 Plot Scale: 1"=40'



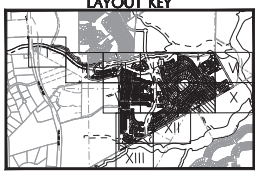


DA  
 DESIGN ASSOCIATES

GRAPHIC SCALE 1"=40'

**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 CONTOURS
- - - EXISTING CONTOURS
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



**LOT SETBACKS**

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

**R.O.W. WIDTHS**

LOCAL	50'
MINOR ARTERIAL	114'

**PAVEMENT WIDTHS**

LOCAL	30'
MINOR ARTERIAL	24'

**DOUCET**  
 Civil Engineers / Estimators / Geographers  
 1403 S. Highway 71 W. Ste. 140  
 Austin, TX 78735, Tel: (512) 283-2400  
 Email: doucet@doacet.com  
 TPELS Firm Number: 1010800

PRELIMINARY PLAT IX

**MERITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620



2/18/2022  
 Designed: RP  
 Drawn: EGJW/AD  
 Reviewed: CG  
 Date:  
**SHEET 10**  
 Project No.: 1691-005

RATHERGER INVESTI  
 REMAIN  
 CALLED 1,  
 DOC. NO  
 O.P.F

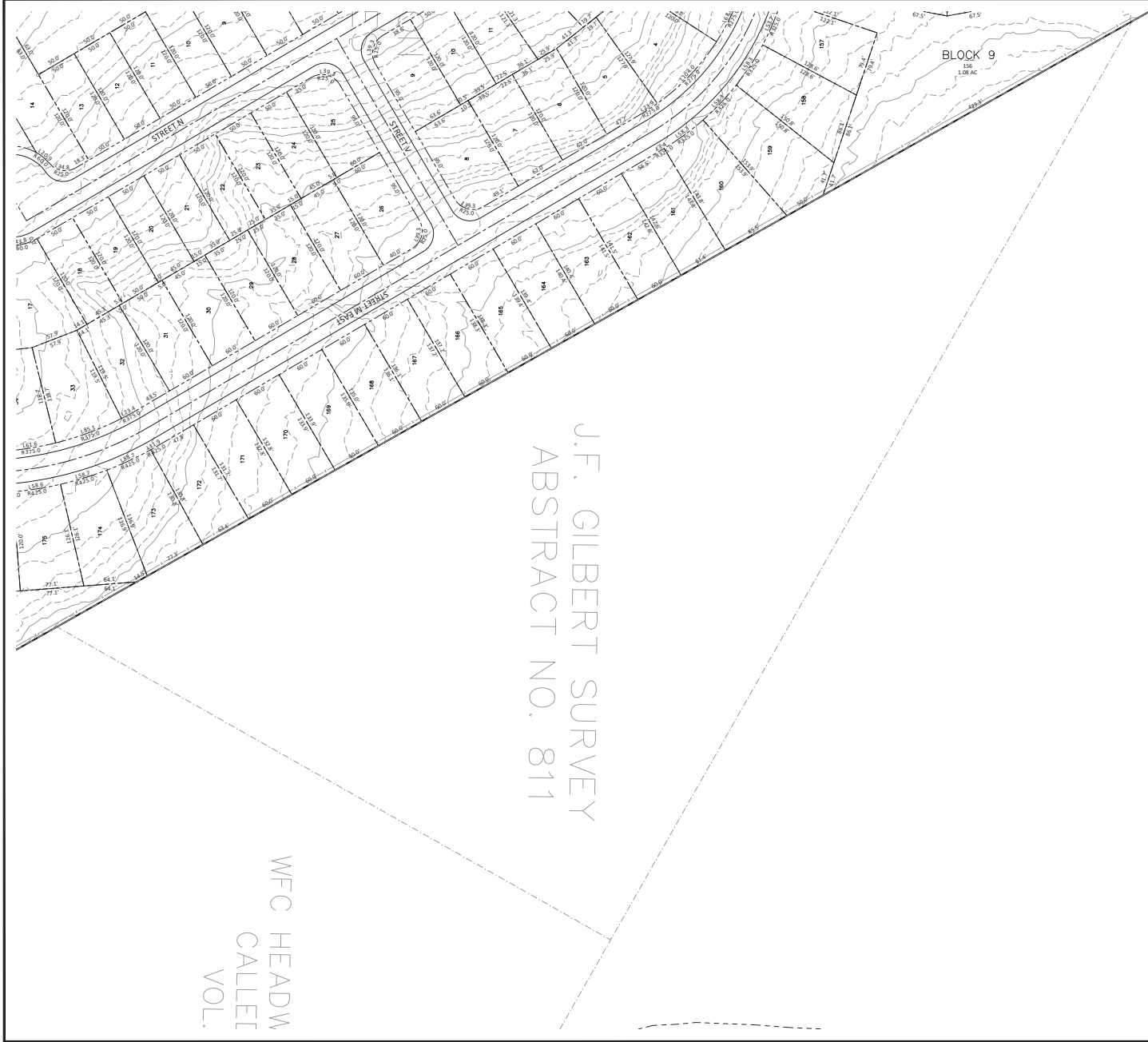






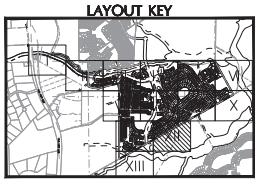


Drawing: c:\pwworking\jchambers\dwg\1691-005.dwg  
 Date Plotted: 06/22/2017 09:13  
 Plot Device: HP DesignJet 5000PS  
 User: jchambers



**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
- EXISTING CONTOURS
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



<b>LOT SETBACKS</b>	
FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'
<b>R.O.W. WIDTHS</b>	
LOCAL	50'
MINOR ARTERIAL	114'
<b>PAVEMENT WIDTHS</b>	
LOCAL	30'
MINOR ARTERIAL	24'

**DOUCET**  
 Civil Engineers / Architects / Geospatial  
 1403 S. Highway 71 W. Ste. 110  
 Austin, TX 78725, Tel: (512) 283-2400  
 Email: doucet@doCKET.com  
 TXEPL Firm Number: 71937  
 TPBLS Firm Number: 1010800

**PRELIMINARY PLAT XII**

**MERITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620

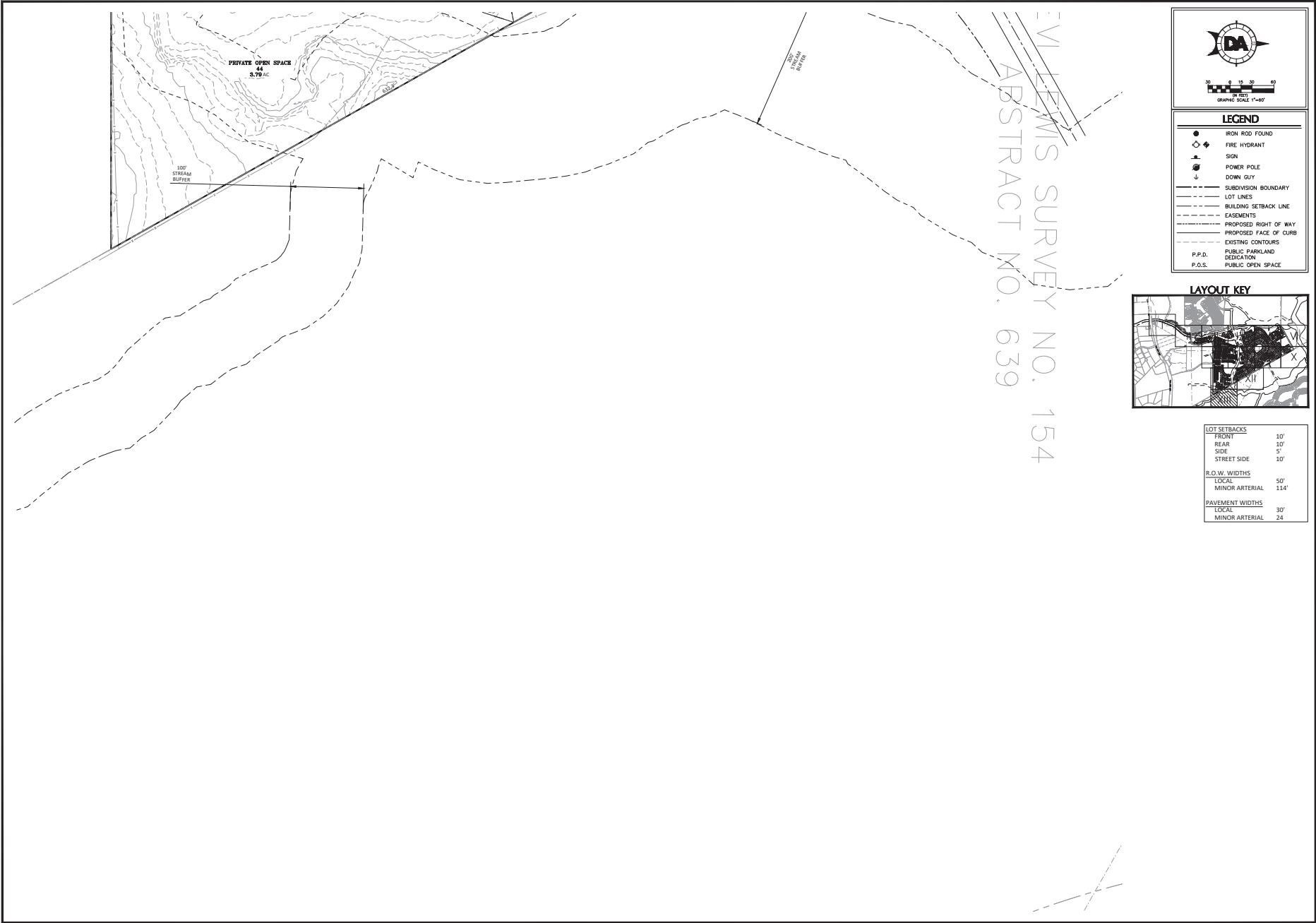
2/7/8/2022

Designed: RP  
 Drawn: EGJW/AD  
 Reviewed: CB  
 Date:

**SHEET**  
**13**

Project No.:  
 1691-005

Drawing: c:\pwworking\landplan\021216\010001P.dwg  
 Date Plotted: 06/18/22 09:13  
 Plot Device: HP DesignJet 2000



**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
- - - EXISTING CONTOURS
- - - P.P.D. PUBLIC PARKLAND DEDICATION
- - - P.O.S. PUBLIC OPEN SPACE



<b>LOT SETBACKS</b>	
FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'
<b>R.O.W. WIDTHS</b>	
LOCAL	50'
MINOR ARTERIAL	114'
<b>PAVEMENT WIDTHS</b>	
LOCAL	30'
MINOR ARTERIAL	24'

**DOUCET**  
 Civil Engineers / Land Surveyors / Geospatial  
 740 S. Highway 71 W. Ste. 110  
 Austin, TX 78735, Tel: (512) 283-2400  
 Email: doucet@doCKET.com  
 TSPS Firm Number: 7932  
 TPSPS Firm Number: 1010800

**PRELIMINARY PLAT XIII**

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**MERITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620

2/18/2022

Designed	RP
Drawn	ESJ/R/AD
Reviewed	CR
Date	

**SHEET**  
**14**

Project No.: 1691-005