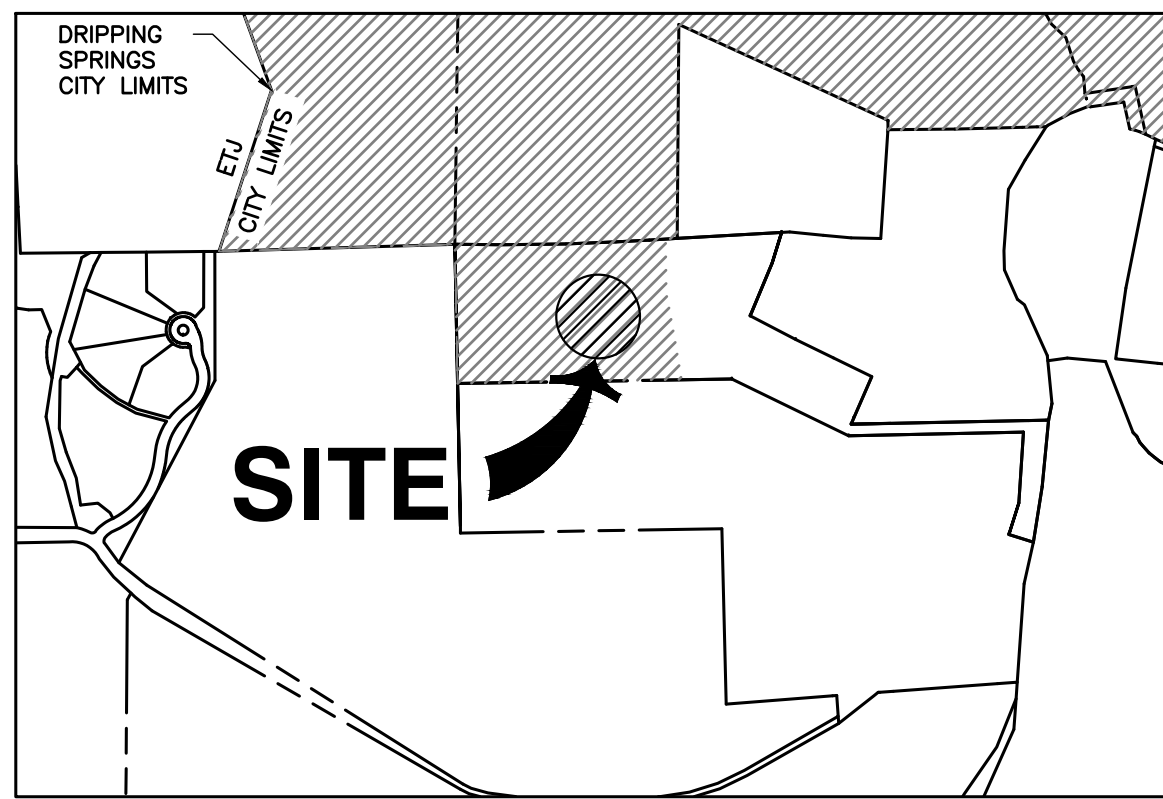


PRELIMINARY PLAT

FOR

OVERLOOK AT BUNKER RANCH

CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX



VICINITY MAP
SCALE: 1"=1000'

OWNER/TEAM INFORMATION

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3711 S. MOPAC EXPRESSWAY, BUILDING 1, SUITE 550
AUSTIN, TX 78746
PH: (512) 439-0400
CONTACT: BRIAN ESTES, PE

OWNER / DEVELOPER

OVERLOOK AT BUNKER RANCH, LLC
STEVE HARREN
6836 BEE CAVES ROAD
AUSTIN, TEXAS 78746

LAND SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3711 S. MOPAC EXPRESSWAY, BUILDING 1, SUITE 550
AUSTIN, TX 78746
PH: (512) 439-0400
CONTACT: FRANK FUNK, RPLS

SUMMARY

ZONING:

SF-2

AREAS

LOTS 16.47 AC. 90%
R.O.W. 1.78 AC. 10%
TOTAL = 18.25 AC.

IMPERVIOUS COVER

ASPHALT 31,874 S.F.
CURB & GUTTER 4,610 S.F.
ASSUMED I.C. PER LOT (1-3 ACRE SIZE LOTS) 7,000 S.F.
ASSUMED I.C. PER LOT (15,000 S.F. - 1 ACRE SIZE LOTS) 5,000 S.F.
SIDEWALK 10,810 S.F.

IMPERVIOUS COVER TOTAL 118,294 S.F.
IMPERVIOUS COVER TOTAL 2.72 AC.
TOTAL AREA 18.25 AC.

IMPERVIOUS COVER 14.9%

LOT COUNT

NUMBER OF LOTS = 11
AVERAGE LOT = 1.42 AC.
TOTAL PHASE = 18.25 AC.

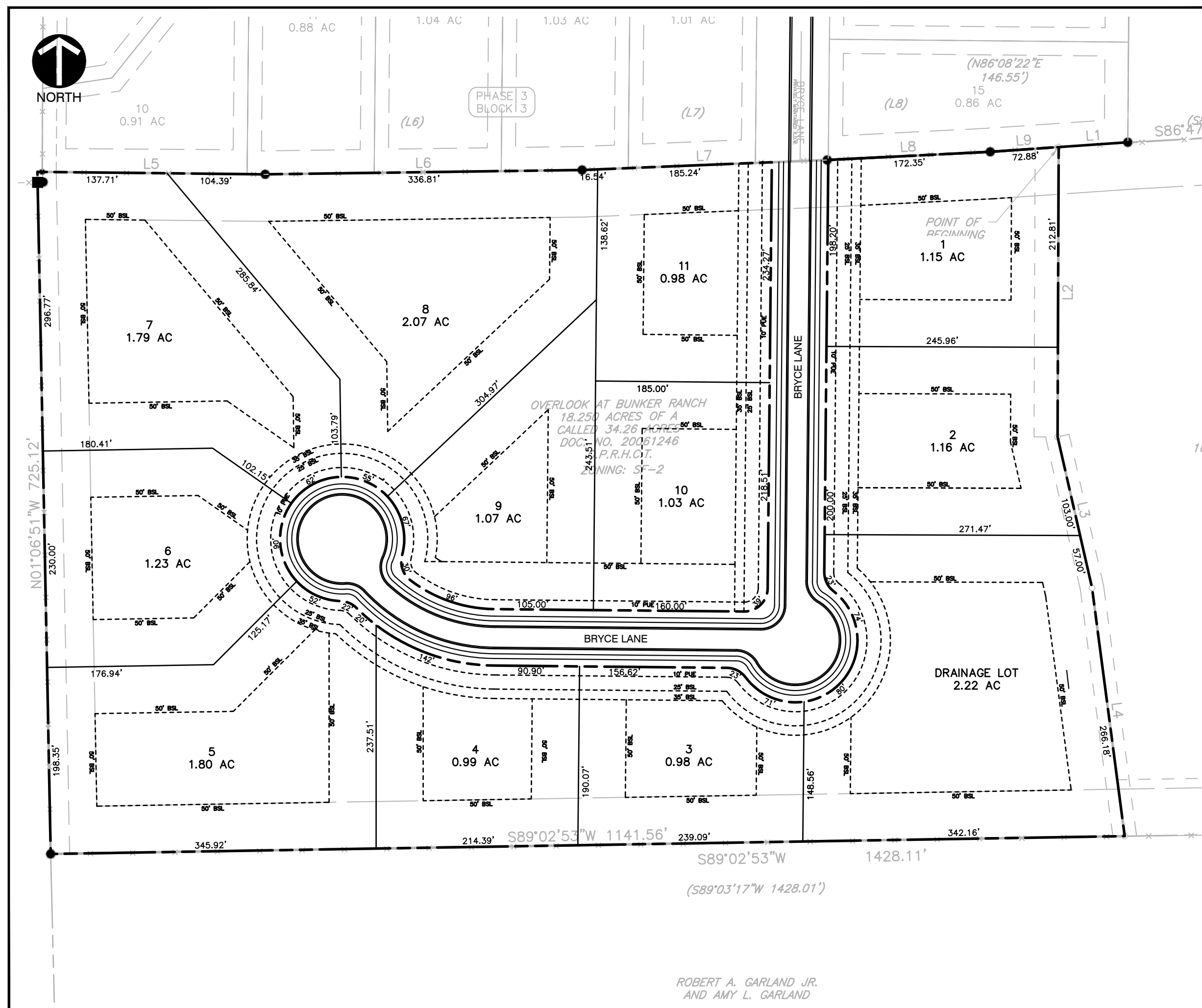
BUILDING SETBACKS

FRONT = 35'
BACK = 50'
SIDE = 50'

PLAT NOTES

- ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST REPLY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- ASSIGNED CITY ADDRESS NUMBERS SHALL BE PERMANENTLY AFFIXED TO ALL STRUCTURES IN SUCH POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET.
- NO PORTION OF THIS TRACT FALLS WITHIN FEMA 1% ANNUAL CHANCE FLOOD HAZARD AREA PER FEMA PANEL 48209C0085F DATED 9/2/2005
- WATER PROVIDER: DRIPPING SPRINGS WATER SUPPLY CORP.
- SURFACE WATER WILL BE USED FOR THIS PROJECT, WITH COMPLIANCE WITH LCRA AND USFWS
- GROUND WATER WILL NOT BE USED FOR THIS PROJECT.

- THE ENTIRETY OF THIS PROJECT LIES WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- THE JURISDICTIONAL AUTHORITY FOR ONSITE SEWAGE FACILITIES (OSSF) FALLS UNDER THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY. THE AUTHORIZED AGENT IS THE CITY OF DRIPPING SPRINGS.
- STREET TREES SHALL BE PLANTED IN EACH LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY PER THE QUANTITY, SIZE AND LOCATION REQUIREMENTS OF SUBDIVISION ORDINANCE 28.06.051.
- THE OVERLOOK AT BUNKER RANCH HOA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL PRIVATE ROADS, STORMWATER UTILITIES AND PONDS.
- BRYCE LANE SHALL BE EXTENDED FROM BUNKER RANCH BOULEVARD AS A CONDITION OF THIS PRELIMINARY PLAT APPROVAL.
- BUILDERS MUST COMPLY WITH THE ASSUMED IMPERVIOUS COVER LIMIT INDICATED ON THIS PLAT. IF THE IMPERVIOUS COVER FOR A LOT EXCEEDS THE ASSUMPTION, THEN THE LOT BUILDER MUST PROVIDE WATER QUALITY BMP FOR SAID LOT PRIOR TO RELEASE OF CO.
- SECONDARY INGRESS/EGRESS WILL BE PROVIDED BY BUNKER RANCH BOULEVARD AND 290 CONNECTION. ACCESS WILL MEET WIDTH, HORIZONTAL CLEARANCE, LOAD BEARING, AND GATING REQUIREMENTS OF THE HAYS COUNTY FIRE MARSHALL.



SITE MAP
SCALE: 1"=100'

SHEET LIST	
SHEET #	DESCRIPTION
01	COVER SHEET
02	PRELIMINARY PLAT
03	EXISTING DRAINAGE AREA MAP
04	PROPOSED DRAINAGE AREA MAP
05	DETENTION POND PLAN
06	TREE PLAN & LIST

LEGAL DESCRIPTION

- BEING AN 18.250 ACRE TRACT OF LAND (INCLUDING A 60 SQUARE FOOT AREA IN CONFLICT) OUT OF THE BENJAMIN F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, SITUATED IN HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 34.26 ACRE TRACT CONVEYED TO CHARLES B. FLORIO AND KYLE FLORIO BY DEED OF RECORD IN VOLUME 5262, PAGE 573, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.); SAID 18.250 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF A CALLED 5.01 ACRE TRACT CONVEYED TO BOBBY GLENN STEVENS AND DORRAE TUBB STEVENS BY DEED OF RECORD IN DOCUMENT NO. 16011837, O.P.R.H.C.T., AT THE NORTHERLY COMMON CORNER OF SAID 34.26 ACRE TRACT AND OF A CALLED 34.27 ACRE TRACT CONVEYED TO BARBARA JEAN JOHNSON BY DEED OF RECORD IN VOLUME 1055, PAGE 894, O.P.R.H.C.T.:

THENCE, ALONG THE COMMON LINE OF SAID 34.26 ACRE TRACT AND OF SAID 5.01 ACRE TRACT, S86°47'54"W, A DISTANCE OF 543.83 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHERLY COMMON CORNER OF SAID 5.01 ACRE TRACT AND OF THE REMAINDER OF A CALLED 111.67 ACRE TRACT CONVEYED TO BUNKER RANCH, LLC BY DEED OF RECORD IN DOCUMENT NO. 16020931, O.P.R.H.C.T.; THENCE, ALONG THE COMMON LINE OF SAID 34.26 ACRE TRACT AND SAID REMAINDER OF 111.67 ACRE TRACT, S86°01'29"W, A DISTANCE OF 73.64 FEET TO A 1/2 INCH IRON ROD WITH "CEC" CAP SET FOR THE POINT OF BEGINNING, HEREOF;

THENCE, OVER AND ACROSS SAID 34.26 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- S00°13'03"W, A DISTANCE OF 308.03 FEET TO A SET 1/2 INCH IRON ROD;
- S12°51'27"E, A DISTANCE OF 164.56 FEET TO A SET 1/2 INCH IRON ROD;
- S07°29'25"E, A DISTANCE OF 266.18 FEET TO A 1/2 INCH IRON ROD SET IN THE COMMON LINE OF SAID 34.26 ACRE TRACT AND OF A CALLED 74.00 ACRE TRACT CONVEYED TO ROBERT A. GARLAND, JR. AND AMY L. GARLAND BY DEED OF RECORD IN DOCUMENT NO. 14020704, O.P.R.H.C.T.;

THENCE, ALONG THE COMMON LINE OF SAID 34.26 ACRE TRACT AND OF SAID 74.00 ACRE TRACT, S89°02'53"W, A DISTANCE OF 1,141.56 FEET TO A 5/8 INCH IRON ROD WITH "STAUDI SURVEYING" CAP FOUND IN THE EAST LINE OF A CALLED 603.70 ACRE TRACT CONVEYED TO ANNA MARIE WIDEN SPEIR, ET AL, BY DEED OF RECORD IN DOCUMENT 00025671, O.P.R.H.C.T., AT THE WESTERLY COMMON CORNER OF SAID 34.26 ACRE TRACT AND OF SAID 74.00 ACRE TRACT;

THENCE, ALONG THE COMMON LINE OF SAID 34.26 ACRE TRACT AND OF SAID 603.70 ACRE TRACT, N01°06'51"W, PASSING AT A DISTANCE OF 713.92 FEET, AN 8" CEDAR FENCE POST FOUND IN THE COMMON LINE OF SAID 603.70 ACRE TRACT AND OF A CALLED 79.61 ACRE TRACT CONVEYED TO P & H FAMILY LIMITED PARTNERSHIP NO. 1 BY DEED OF RECORD IN DOCUMENT NO. 00025538, O.P.R.H.C.T., FROM SAID FENCE POST, A FOUND 1/2 INCH IRON ROD BEARS N86°15'32"E, A DISTANCE OF 5.94 FEET, AND CONTINUING AN ADDITIONAL 11.21 FEET (BOUNDING AREA IN CONFLICT) FOR A TOTAL DISTANCE OF 725.12 FEET TO A SET 1/2 INCH IRON ROD WITH "CEC" CAP;

THENCE, S89°22'34"E, PASSING AT 5.01 FEET (BOUNDING AREA OF CONFLICT), A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWESTERLY CORNER OF SAID REMAINDER OF 111.67 ACRE TRACT, CONTINUING ALONG THE COMMON LINE OF SAID 34.26 ACRE TRACT AND SAID REMAINDER OF 111.67 ACRE TRACT FOR A TOTAL DISTANCE OF 242.11 FEET TO A FOUND 1/2 INCH IRON ROD;

THENCE, CONTINUING WITH THE COMMON LINE OF SAID 34.26 ACRE TRACT AND SAID REMAINDER OF 111.67 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- N89°12'53"E, A DISTANCE OF 336.81 FEET TO A FOUND 1/2 INCH IRON ROD;
- N87°39'49"E, A DISTANCE OF 260.74 FEET TO A FOUND 1/2 INCH IRON ROD;
- N87°07'43"E, A DISTANCE OF 173.46 FEET TO A FOUND 1/2 INCH IRON ROD;
- N86°01'29"E, A DISTANCE OF 72.88 FEET TO THE POINT OF BEGINNING, AND CONTAINING 18.250 ACRES (794,923 SQUARE FEET, INCLUDING 60 SQUARE FEET IN CONFLICT) OF LAND, MORE OR LESS.

APPROVED BY:	APPROVED BY:
CHAIR OF THE PLANNING & ZONING COMMISSION	DRIPPING SPRINGS WATER SUPPLY CORPORATION
CITY SECRETARY	HAYS COUNTY ESD #6 DATE
	SITE PERMIT NUMBER

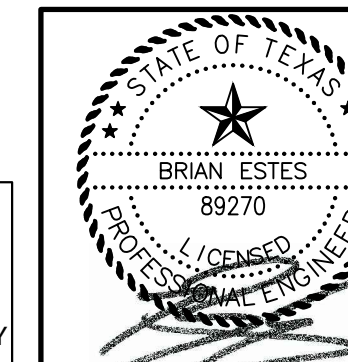
SUBMITTED BY : BRIAN ESTES, PE

04/26/21

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.



!!! CAUTION !!!
!!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES



COVER SHEET

DATE: APRIL 2021
DRAWN BY: BRIAN ESTES
PROJECT NO: 304-065
CHECKED BY: [Signature]
APPROVED BY: [Signature]

DRAWING NO. 01
SHEET 01 OF 06

OVERLOOK AT BUNKER RANCH, LLC
OVERLOOK AT BUNKER RANCH
DRIPPING SPRINGS, HAYS COUNTY, TX

Civil & Environmental Consultants, Inc.
3711 South Mopac Expressway - Building 1, Suite 550 - Austin, TX 78746
Ph: 512.439.0400 - Fax: 512.329.0096
www.cesinc.com

REVISION RECORD

NO.	DATE	DESCRIPTION

