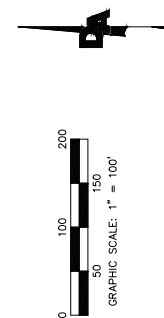
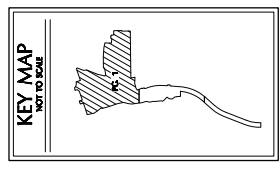
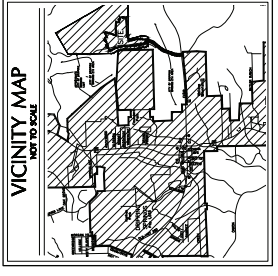


WILD RIDGE PHASE 1 DRIPPING SPRINGS, HAYS COUNTY, TEXAS

LEGEND

—	PHASE BOUNDARY LINE
—	LOT LINE TRACK LINE
—	ADJOINER PROPERTY LINE
—	EASEMENT LINE
—	APPROXIMATE SURVEY LINE
—	FLOODPLAIN
●	MONUMENT FOUND (UNLESS NOTED)
○	MONUMENT FOUND (RIGHT OF WAY NOTED)
▲	CALCULATED POINT
○	BENCHMARK POINT
○	"DOUCET" CAP SET
○	POINT OF BEGINNING
○	WELL
○	BOOK
○	PAGE
○	DRAINAGE EASEMENT
○	RIGHT-OF-WAY
○	WASTEWATER EASEMENT
○	WIRE
○	BUILDING SETBACK LINE
○	PUBLIC UTILITY EASEMENT
○	WATER QUALITY BUFFER ZONE
○	HAYS COUNTY, TEXAS
○	OFFICIAL PUBLIC RECORDS, DEED RECORD, LADS
○	OPAPACT.
○	DAPACT.



I.V. DAVIS, JR. PREEMPTION SURVEY NO. 191 ABSTRACT NO. 673
EDWARD W. BROWN SURVEY NO. 136 ABSTRACT NO. 44

CYNOSURE CORPORATION REMAINDER OF A CALLED 291-1/3 ACRES VOL. D.R.H.C. 123

ANARENE INVESTMENTS, LTD. VOL. 0639, PG. 403 CALLED 206.2 ACRES O.P.R.H.C.T.

MERTAGE HOMES OF TEXAS, LLC FURTHER DESCRIBED AS A 200-ACRE TRACT VOL. 171, PG. 279 D.R.H.C.T.

I.V. DAVIS, JR. PREEMPTION SURVEY NO. 191 ABSTRACT NO. 673 MERTAGE HOMES OF TEXAS, LLC CALLED 13.585 ACRES O.P.R.H.C.T.

PHILIP A. SMITH SURVEY NO. 26 ABSTRACT NO. 415 MERTAGE HOMES OF TEXAS, LLC CALLED 200.4 ACRES VOL. 18035374 D.R.H.C.T.

MERTAGE HOMES OF TEXAS, LLC CALLED 94.00 ACRES DOC. NO. 21070771 O.P.R.H.C.T.

CANNON FAMILY, LTD. "SHARE NUMBER TWO" CALLED 28.235 ACRES VOL. D.R.H.C. 151

DOUCET
Civil Engineering // Enfillements // Geospatial
7401 B. Highway 71 W. Ste. 160
Austin, TX 78735; Tel: (612)-883-2400
www.doucetengineers.com
TBPELS Firm Number: 3937
Survey Date: 09/14/2020

Date: 02/17/2023
Scale: 1" = 100'
Drawn by: SWP
Reviewer: DF
Project: 1681-005
Sheet: 1 OF 4
Field Book: N/A
Party Chair: ADM

MATCHLINE SHEET 2

MATCHLINE SHEET 2

ASHTON AUSTIN RESIDENTIAL LLC
 A
 CALLED 84.00 ACRES (TRACT 1)
 CALLED 12.476 ACRES (TRACT 2)
 DOC. NO. 21042533
 O.P.R.H.C.T.

MERAGE HOMES OF TEXAS, LLC
 D.C. NO. 21069284
 CALLED 8.787 ACRES

WILD RIDGE BOULEVARD (14' R.O.W.)
 N2176.01'E 550.66'

PHILIP A. SMITH SURVEY NO. 26
 ABSTRACT NO. 415

C.H. MALOTT SURVEY
 ABSTRACT NO. 693

CANNON FAMILY, LTD.
 "SHARE NUMBER TWO"
 CALLED 277.23 ACRES
 VOL. 186, PG. 151
 D.P.R.H.C.T.

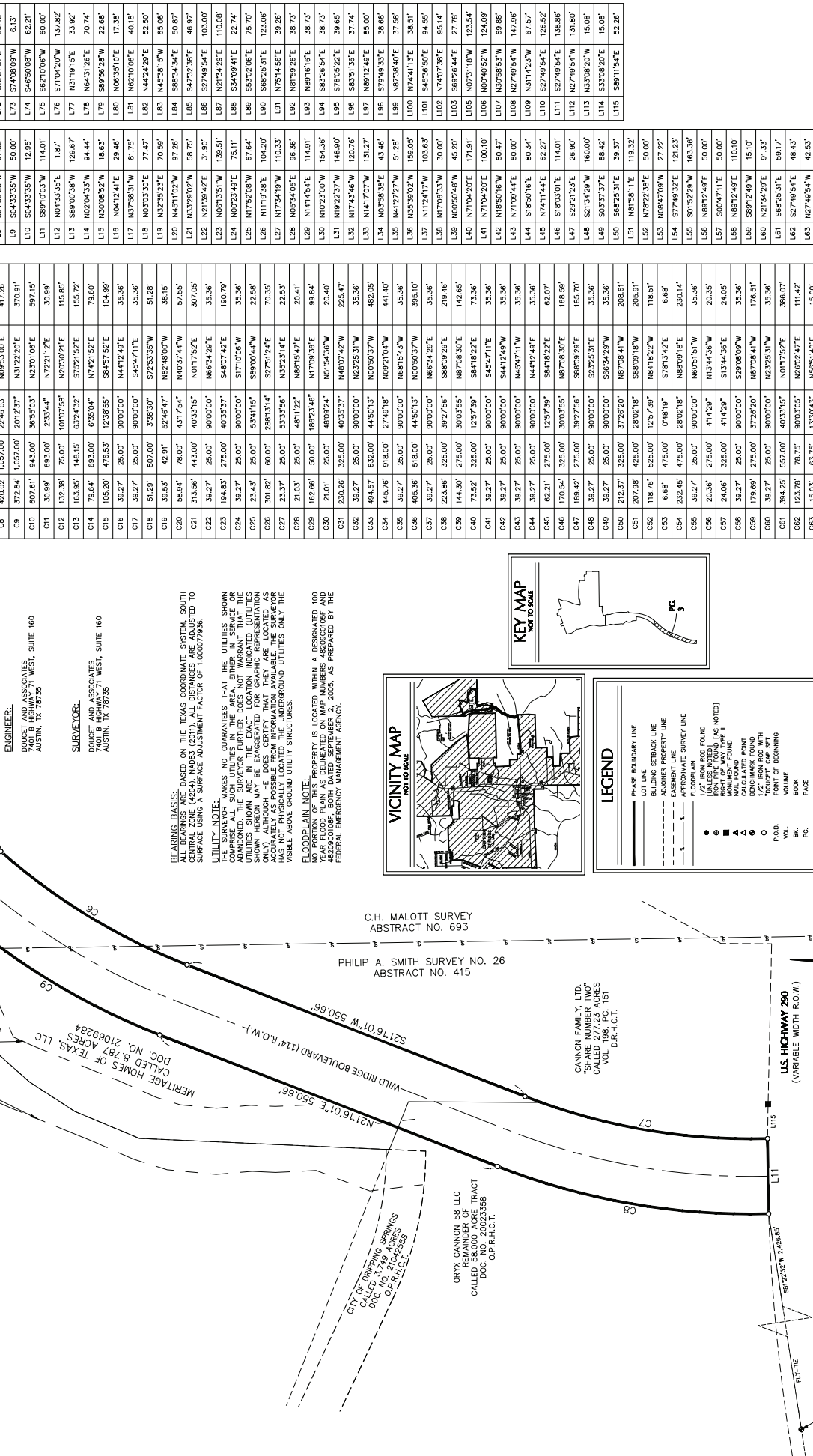
ORyx CANNON 58 LLC
 REMAINDER OF ACRE TRACT
 CALLED 3.749 ACRES
 DOC. NO. 21042538
 O.P.R.H.C.T.

CITY OF DRIPPING SPRINGS
 CALLED 3.749 ACRES
 DOC. NO. 21042538
 O.P.R.H.C.T.

U.S. HIGHWAY 290
 (VARIABLE WIDTH R.O.W.)

LOCAL 100-YEAR FLOODPLAIN

100' STREAM BUFFER



LINE TABLE	
LINE	BEARING DISTANCE
L64	N89°25'31"W 59.17'
L65	N62°25'31"W 16.86'
L66	N27°15'45"W 16.86'
L67	N89°12'49"E 60.08'
L68	S89°12'49"W 4.43'
L69	N89°12'49"E 60.08'
L70	S74°08'09"W 14.42'
L71	N15°51'51"W 80.48'
L72	S15°51'51"E 80.48'
L73	S74°08'09"W 6.13'
L74	S46°50'08"W 62.21'
L75	S62°10'06"W 60.00'
L76	S71°04'20"W 137.82'
L77	N83°19'15"E 33.92'
L78	N83°19'15"E 70.74'
L79	S89°56'28"W 22.68'
L80	N06°35'10"E 17.38'
L81	N62°10'06"E 40.18'
L82	N44°24'29"E 52.50'
L83	N45°38'15"E 65.08'
L84	S86°34'34"E 50.87'
L85	S47°52'38"E 46.97'
L86	S27°48'54"E 103.00'
L87	N27°34'29"E 110.58'
L88	S34°09'41"E 22.74'
L89	S53°02'06"E 75.70'
L90	S69°25'31"E 123.06'
L91	N75°15'56"E 39.26'
L92	N89°12'49"E 36.73'
L93	N89°12'49"E 36.73'
L94	S82°29'54"E 38.73'
L95	S78°58'43"E 38.68'
L96	N87°58'40"E 37.56'
L97	N74°41'15"E 38.51'
L98	S45°36'50"E 94.55'
L99	N74°07'28"E 95.14'
L100	N74°07'28"E 95.14'
L101	S69°29'44"E 27.78'
L102	N07°31'11"E 123.54'
L103	N09°40'52"W 124.09'
L104	N30°56'53"W 69.88'
L105	N27°48'54"W 147.96'
L106	N31°42'33"W 67.57'
L107	S27°48'54"E 138.86'
L108	S27°48'54"E 138.86'
L109	S37°37'37"E 88.42'
L110	S68°25'31"E 39.37'
L111	N81°58'11"E 119.32'
L112	N75°23'38"E 27.22'
L113	S77°48'32"E 121.23'
L114	S01°52'29"W 163.36'
L115	N89°12'49"E 50.00'
L116	S00°47'11"E 50.00'
L117	N89°12'49"E 110.10'
L118	S89°12'49"W 15.10'
L119	N21°54'39"E 91.33'
L120	S68°25'31"E 59.17'
L121	S27°48'54"E 48.43'
L122	N27°48'54"W 42.53'

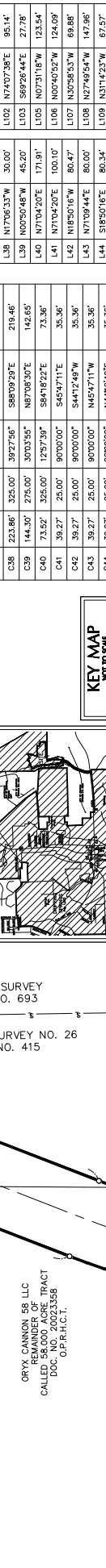
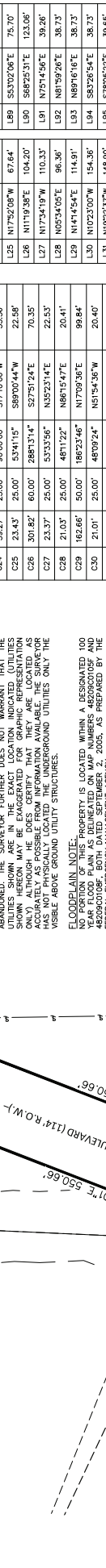
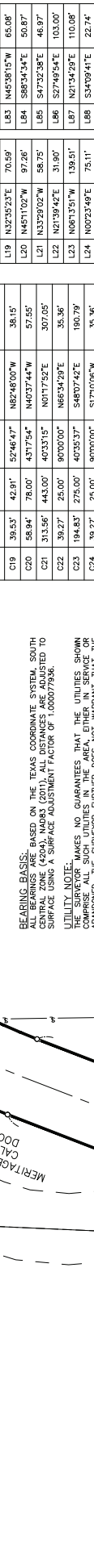
LINE TABLE	
LINE	BEARING DISTANCE
L1	S11°59'53"E 106.49'
L2	N86°33'25"W 146.69'
L3	S76°06'50"W 126.96'
L4	S61°02'39"W 63.46'
L5	S22°39'05"E 134.68'
L6	S22°39'05"E 134.68'
L7	S66°48'12"W 16.19'
L8	S04°33'55"W 67.30'
L9	S04°33'55"W 50.00'
L10	S04°33'55"W 12.95'
L11	S89°10'03"W 114.01'
L12	N04°33'35"E 1.87'
L13	S89°10'03"W 129.67'
L14	N02°04'53"W 94.44'
L15	N30°08'52"W 18.63'
L16	N04°12'41"E 29.46'
L17	N37°58'31"W 81.75'
L18	N03°33'30"E 77.47'
L19	N32°35'23"E 70.59'
L20	N45°11'02"W 97.26'
L21	N33°39'02"W 56.75'
L22	N21°54'19"E 110.33'
L23	N06°15'51"W 138.51'
L24	N00°23'49"E 75.11'
L25	N17°52'08"W 67.64'
L26	N11°19'38"E 104.20'
L27	N17°54'19"E 110.33'
L28	N05°54'05"E 96.36'
L29	N14°14'54"E 114.91'
L30	N10°23'00"W 154.36'
L31	N19°23'37"W 148.90'
L32	N17°34'46"W 120.76'
L33	N14°17'07"W 131.27'
L34	N03°58'38"E 43.46'
L35	N41°27'27"W 51.26'
L36	S35°59'02"W 159.05'
L37	N12°41'17"W 103.63'
L38	N17°06'33"W 30.00'
L39	N00°50'48"W 45.20'
L40	N17°04'20"E 171.91'
L41	N17°04'20"E 100.10'
L42	N18°50'16"W 80.47'
L43	N71°09'44"E 80.00'
L44	S18°50'16"E 80.34'
L45	N17°14'44"E 62.27'
L46	S18°50'16"E 114.01'
L47	S29°21'23"E 26.90'
L48	S21°34'29"W 160.00'
L49	S03°37'37"E 88.42'
L50	S68°25'31"E 39.37'
L51	N81°58'11"E 119.32'
L52	N75°23'38"E 27.22'
L53	N89°12'49"E 50.00'
L54	S77°48'32"E 121.23'
L55	S01°52'29"W 163.36'
L56	N89°12'49"E 50.00'
L57	S00°47'11"E 50.00'
L58	N89°12'49"E 110.10'
L59	S89°12'49"W 15.10'
L60	N21°54'39"E 91.33'
L61	S68°25'31"E 59.17'
L62	S27°48'54"E 48.43'
L63	N27°48'54"W 42.53'

CURVE DATA	
CURVE	LENGTH RADIUS DELTA CHORD BEARING CHORD LENGTH
C1	38.82' 25.00' 89°37'29" 28°59'07" 36.03'
C2	468.05' 1,032.00' 26°59'07" 50°55'59"E 481.57'
C3	39.27' 25.00' 90°00'00" 54°02'25"E 35.36'
C4	39.27' 25.00' 90°00'00" 54°03'35"W 35.36'
C5	681.06' 1,057.00' 36°55'03" 52°01'06"W 668.34'
C6	681.06' 1,057.00' 36°55'03" 52°01'06"W 668.34'
C7	332.83' 943.00' 20°12'37" 53°12'20"W 330.91'
C8	376.04' 943.00' 22°50'53" 50°50'34"W 373.56'
C9	420.02' 1,057.00' 22°46'03" 49°53'00"E 417.26'
C10	372.84' 1,057.00' 20°12'37" 53°12'20"E 370.91'
C11	607.61' 943.00' 36°55'03" 52°01'06"E 597.15'
C12	30.99' 693.00' 23°34'44" 67°22'11"E 30.99'
C13	163.95' 75.00' 101°07'58" 82°39'21"E 115.85'
C14	163.95' 75.00' 101°07'58" 82°39'21"E 115.85'
C15	79.64' 693.00' 63°08'04" 74°21'52"E 79.60'
C16	105.20' 476.53' 12°38'55" 58°45'52"E 104.99'
C17	39.27' 25.00' 90°00'00" 54°02'25"E 35.36'
C18	39.27' 25.00' 90°00'00" 54°03'35"W 35.36'
C19	51.29' 607.00' 338.30" 57°53'55"W 51.28'
C20	58.94' 78.00' 437°17'54" 44°03'44"W 57.55'
C21	313.86' 443.00' 40°33'15" 80°17'52"E 307.05'
C22	39.27' 25.00' 90°00'00" 54°02'25"E 35.36'
C23	194.83' 275.00' 40°53'37" 54°07'42"E 190.79'
C24	39.27' 25.00' 90°00'00" 54°03'35"W 35.36'
C25	33.43' 25.00' 53°04'10" 58°02'44"W 22.68'
C26	301.82' 60.00' 288°13'14" 52°57'24"E 70.35'
C27	23.37' 25.00' 53°53'56" 53°29'14"E 22.51'
C28	21.03' 25.00' 48°11'22" 88°15'47"E 20.41'
C29	162.86' 50.00' 186°23'46" 117°09'36"E 99.84'
C30	21.01' 25.00' 48°39'24" 45°15'36"W 20.40'
C31	230.26' 325.00' 40°53'37" 54°07'42"E 225.47'
C32	39.27' 25.00' 90°00'00" 54°03'35"W 35.36'
C33	484.57' 632.00' 44°50'13" 80°50'37"W 482.05'
C34	445.76' 918.00' 27°46'18" 82°21'04"W 441.40'
C35	39.27' 25.00' 90°00'00" 54°03'35"W 35.36'
C36	405.36' 518.00' 44°50'13" 80°50'37"W 395.10'
C37	39.27' 25.00' 90°00'00" 54°03'35"W 35.36'
C38	233.86' 525.00' 39°27'56" 58°09'29"E 219.46'
C39	144.30' 275.00' 30°33'55" 87°06'30"E 142.66'
C40	73.52' 325.00' 12°57'39" 54°18'22"E 73.36'
C41	39.27' 25.00' 90°00'00" 54°03'35"W 35.36'
C42	39.27' 25.00' 90°00'00" 54°03'35"W 35.36'
C43	39.27' 25.00' 90°00'00" 54°03'35"W 35.36'
C44	39.27' 25.00' 90°00'00" 54°03'35"W 35.36'
C45	62.21' 275.00' 12°57'39" 54°18'22"E 62.07'
C46	170.54' 325.00' 30°33'55" 87°06'30"E 168.59'
C47	189.42' 275.00' 39°27'56" 58°09'29"E 185.70'
C48	39.27' 25.00' 90°00'00" 54°03'35"W 35.36'
C49	39.27' 25.00' 90°00'00" 54°03'35"W 35.36'
C50	212.37' 325.00' 37°26'20" 87°08'41"W 208.61'
C51	207.98' 425.00' 26°02'18" 58°09'18"W 205.91'
C52	118.78' 525.00' 12°57'39" 54°18'22"W 118.51'
C53	6.68' 475.00' 0°48'19" 57°13'42"E 6.68'
C54	232.45' 475.00' 28°02'18" 88°09'18"E 230.14'
C55	39.27' 25.00' 90°00'00" 54°03'35"W 35.36'
C56	20.36' 275.00' 41°12'29" 81°54'36"W 20.35'
C57	24.08' 325.00' 41°12'29" 81°54'36"W 24.05'
C58	39.27' 25.00' 90°00'00" 54°03'35"W 35.36'
C59	179.69' 275.00' 37°26'20" 87°08'41"W 176.51'
C60	39.27' 25.00' 90°00'00" 54°03'35"W 35.36'
C61	394.25' 557.00' 40°33'15" 80°17'52"E 386.07'
C62	123.78' 78.75' 90°03'05" 128°02'47"E 111.42'
C63	15.03' 63.75' 13°30'43" 130°43'40"E 15.00'

BEARING BASIS: BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (2011). ALL DISTANCES ARE ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.000077936.

UTILITY NOTE: THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE ACCURATE. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND LOCATIONS OF UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE ENLARGED FOR GRAPHIC REPRESENTATION ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

FLOODPLAIN NOTE: THE PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS Delineated ON MAP NUMBERS 4829020105F AND 4829020108F, BOTH DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



REFERENCE TO NGS GPS POINT NUMBER 0202 GRID NORTH: 13,982,114' GRID EAST: 2,260,225' GRID ELEV: 1,227.22'

DOUCET
 Civil Engineering // Eminentia // Geospatial
 7401 B. Highway 71 W. Ste. 160
 Austin, TX 78735. Tel: (612)-883-2400
 www.doucetengineers.com
 TPEFS Firm Number: 10194551

Date: 02/17/2023
 Scale: 1" = 100'
 Drawn by: SWP
 Reviewer: DF
 Project: 683-005
 Sheet: 3 OF 4
 Field Book: N/A
 Party Chief: ADM
 Survey Date: 09/14/2020

WILD RIDGE PHASE 1 DRIPPING SPRINGS, HAYS COUNTY, TEXAS

