

- NOTES:**
- ALL PROPOSED MAJOR 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 FRANCHISES) SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
 - WATER AND SEWER SERVICE SHALL BE PROVIDED BY THE FOLLOWING:
WASTEWATER CITY OF DRIPPING SPRINGS
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 FPD #6 (ORDINANCE NO. 2023-15).
 - A 10 FT. 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 PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
 - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSONS.
 - 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 PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT.
 - PROPERTY OWNER'S ASSOCIATION SHALL 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 [SDA 3.11].
 - CONSTRUCTION ACCESS SHALL BE VIA US HWY 290.
 - THIS DEVELOPMENT IS SUBJECT TO PDD ORDINANCE NO. 2023-15 AND RELATED DEVELOPMENT AGREEMENTS DATED APRIL 18, 2023.
 - CONSTRUCTION PLANS FOR GATEWAY VILLAGE WILL NOT BE APPROVED UNTIL CONSTRUCTION PLANS FOR APPROVED BLVD ARE APPROVED AND CONSTRUCTION PLANS FOR THE WIDENING/US290 IMPROVEMENTS ARE APPROVED BY 7/31/2023.
 - MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS AND DRAINAGE EASEMENTS (EXCLUDING PUBLIC FRANCHISES) SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
 - LAND RESERVATIONS FOR CONSTRUCTION OF A HIGHWAY SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION OR OTHER ASSOCIATION, FOR OPERATION AND MAINTENANCE.

LEGAL DESCRIPTION:
 BEING A 37.44-ACRE TRACT OUT OF THE PHILIP A. SMITH SURVEY, ABSTRACT NUMBER 415, COUNTY OF HAYS, TEXAS, AS SHOWN ON PLAT NO. 4829020105F, HAYS COUNTY, TEXAS, EFFECTIVE DATE 9/2/2005 AND FIRM PANEL NO. 4829020105F, HAYS COUNTY, TEXAS, EFFECTIVE DATE 9/2/2005 AND FIRM PANEL NO. 4829020105F, HAYS COUNTY, TEXAS, EFFECTIVE DATE 9/2/2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND BEING A 10.00-ACRE TRACT OUT OF THE DENNIS P. CANNON AND KATHERINE CANNON RECORDED IN VOLUME 211, PAGE 177 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], ALSO BEING A 10.00-ACRE TRACT OUT OF THE DENNIS P. CANNON AND KATHERINE CANNON RECORDED IN VOLUME 198, PAGE 151 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.]

CONTROL NOTE:
 BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH DATUM, NAD 83, WITH SURFACE VALUES AND DISTANCES SHOWN AND SURFACE VALUES AND DISTANCES SHOWN TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.0000077936
 UNITS: US SURVEY FEET.
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

STATE OF TEXAS
 COUNTY OF HAYS

I, CHRISTOPHER A. REID, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD ZONE AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 4829020105F AND 4829020105F, BOTH WITH AN EFFECTIVE DATE SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND BEING A 10.00-ACRE TRACT OUT OF THE DENNIS P. CANNON AND KATHERINE CANNON RECORDED IN VOLUME 211, PAGE 177 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.] AND BEING A 10.00-ACRE TRACT OUT OF THE DENNIS P. CANNON AND KATHERINE CANNON RECORDED IN VOLUME 198, PAGE 151 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.] LOCATED WITHIN THE RIGHTS-OF-WAY AND/OR DRAINAGE EASEMENTS AND DRAINAGE LOTS SHOWN ON THE ATTACHED PLAT.

DATE: 9/20/2023
 LICENSED PROFESSIONAL ENGINEER
 STATE OF TEXAS NO. 81546

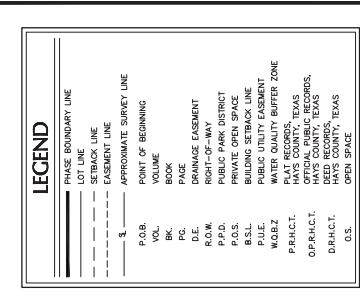
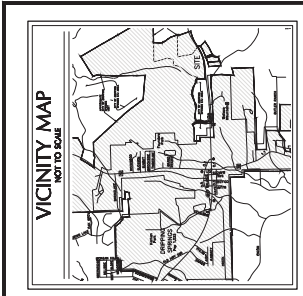
PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED OR USED FOR ANY PURPOSES UNLESS IT IS USED AS A PART OF THE FINAL SURVEY DOCUMENT.

STATE OF TEXAS
 CITY OF DRIPPING SPRINGS
 HAYS COUNTY, TEXAS

GATEWAY VILLAGE PRELIMINARY PLAT, HAS BEEN APPROVED BY THE PLANNING & ZONING COMMISSION ON THE _____ DAY OF _____, 2023.

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR

CITY SECRETARY



STREET NAME	R.O.W. WIDTH	PAVEMENT WIDTH	LINEAR FEET	SIDEWALK	C&G
STREET A	54' R.O.W.	30'	1,193'	5' BOTH SIDES	Y
STREET B	54' R.O.W.	30'	1,225'	5' BOTH SIDES	Y
STREET C	54' R.O.W.	30'	863'	5' BOTH SIDES	Y
STREET D	54' R.O.W.	30'	1,154'	5' BOTH SIDES	Y
STREET E	54' R.O.W.	30'	373'	5' BOTH SIDES	Y
STREET F	54' R.O.W.	30'	1,154'	5' BOTH SIDES	Y
STREET G	54' R.O.W.	30'	1,184'	5' BOTH SIDES	Y
STREET H	54' R.O.W.	30'	781'	5' BOTH SIDES	Y
STREET I	54' R.O.W.	30'	809'	5' BOTH SIDES	Y
STREET J	54' R.O.W.	30'	1,616'	5' BOTH SIDES	Y
STREET K	54' R.O.W.	30'	554'	5' BOTH SIDES	Y
STREET L	54' R.O.W.	30'	601'	5' BOTH SIDES	Y
			TOTAL		
					11,507'

OWNER:
 NORTH DSP, LLC
 7401B HIGHWAY 290 WEST
 AUSTIN, TX 78735

SURVEYOR:
 CHRISTOPHER A. REID, P.E.
 DOUCET AND ASSOCIATES, INC.
 7401 B HIGHWAY 71 WEST SUITE 160
 AUSTIN, TX 78735
 (912) 583-7827

ENGINEER:
 CHRISTOPHER A. REID, P.E.
 7401 B HIGHWAY 71 WEST SUITE 160
 AUSTIN, TX 78735
 (912) 583-2600

JURISDICTION:
 CITY OF DRIPPING SPRINGS

UTILITY PROVIDERS:
 WASTEWATER: CITY OF DRIPPING SPRINGS
 ELECTRIC: FERNANDES ELECTRIC COOPERATIVE
 GAS: TEXAS GAS SERVICE

DATE: 09/20/2023
 SCALE: 1" = 300'

Drawn by: SWP
 Reviewer: DF
 Project: 2511-001
 Sheet: 1 OF 4
 File Code: N/A
 Party Chair: ADM
 Survey Date: 09/23/2022

LOT SETBACKS:
 FRONT 10'
 REAR 5'
 SIDE 10'

SITE AREA:
 97.44 ACRES

WATERSHED:
 THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE

Civil Engineering // Enfilmentals // Geospatial
 7401 B, Highway 71 W, Ste. 160
 Austin, TX 78735; Tel: (612)-583-2400
 www.doucetengineers.com
 TPBELS Firm Number: 10194551

PRELIMINARY PLAT OF
 GATEWAY VILLAGE,
 DRIPPING SPRINGS
 HAYS COUNTY, TEXAS

FLOODPLAIN NOTE:
 THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

STATE OF TEXAS
 CITY OF DRIPPING SPRINGS
 HAYS COUNTY, TEXAS

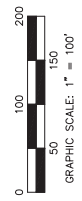
GATEWAY VILLAGE PRELIMINARY PLAT, HAS BEEN APPROVED BY THE PLANNING & ZONING COMMISSION ON THE _____ DAY OF _____, 2023.

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR

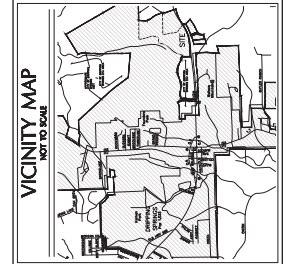
CITY SECRETARY

DOUCET
Civil Engineering / Entitlements // Geospatial
4001 B. Highway 71 W. Ste. 140
Austin, TX 78735. Tel: (512)-583-2400
www.doucetengineers.com
TBPELS Firm Number: 3937
Party Chief: ADM
Survey Date: 09/23/2022

**PRELIMINARY PLAT OF
GATEWAY VILLAGE,
DRIPPING SPRINGS
HAYS COUNTY, TEXAS**



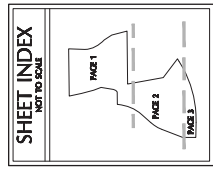
BORDIE PARTNERS, L.P.
CALLED 1.087 AC.
VOL. 5886, PG. 174
O.P.R.H.C.T.
RESERVED AS
"SHARE NUMBER ONE"
VOL. 198, PG. 151
D.R.H.C.T.



LEGEND

- PHASE BOUNDARY LINE
- LOT LINE
- SETBACK LINE
- EMBANKMENT LINE
- APPROXIMATE SURVEY LINE
- POINT OF BEGINNING
- P.O.B.
- P.O.C.
- P.O.S.
- PAGE
- DRAINAGE EASEMENT
- RIGHT-OF-WAY
- PUBLIC PARK DISTRICT
- STREET RIGHT-OF-WAY
- BUILDING SETBACK LINE
- P.U.E.
- PUBLIC UTILITY EASEMENT
- W.Q.B.Z.
- WATER QUALITY BUFFER ZONE
- P.R.H.C.T.
- HAYS COUNTY, TEXAS
- OPTIONAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- DEED RECORDS, HAYS COUNTY, TEXAS
- D.R.H.C.T.
- HAYS COUNTY, TEXAS
- O.S.
- OPEN SPACE

PRELIMINARY
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CINUSURE CORPORATION
REMAINDER OF 1/3 ACRES
CALLED 291-1/3 ACRES
VOL. 258, PG. 123
D.R.H.C.T.

IV DAVIS JR
SURVEY NO. 191
ABSTRACT NO. 673

BLUE BLAZES DEVELOPMENT LLC
LOT 4, BLOCK B
BLUE BLAZES RANCH
BLUE BLAZES RANCH TRACT A
VOL. 18010223
P.R.H.C.T.

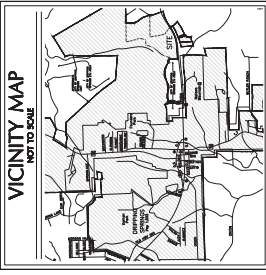
BLUE BLAZES DEVELOPMENT LLC
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BLUE BLAZES RANCH TRACT A
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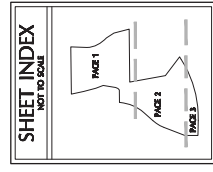
MATCHLINE SHEET 2

MATCHLINE SHEET 1



LEGEND	
---	PHASE BOUNDARY LINE
---	LOT LINE
---	SETBACK LINE
---	EASEMENT LINE
---	APPROXIMATE SURVEY LINE
---	POINT OF BEGINNING
---	VOLUME
---	BOOK
---	BK.
---	PAGE
---	PAGE RANGE EASEMENT
---	RIGHT-OF-WAY
---	PUBLIC PARK DISTRICT
---	PRIVATE OPEN SPACE
---	BUILDING SETBACK LINE
---	B.S.L.
---	REQUIREMENTS FOR WATER QUALITY BUFFER ZONE
---	MOBIL
---	PLAT RECORDS, TEXAS
---	OP.FACT. HAYS COUNTY, TEXAS
---	DR.FACT. HAYS COUNTY, TEXAS
---	O.S.

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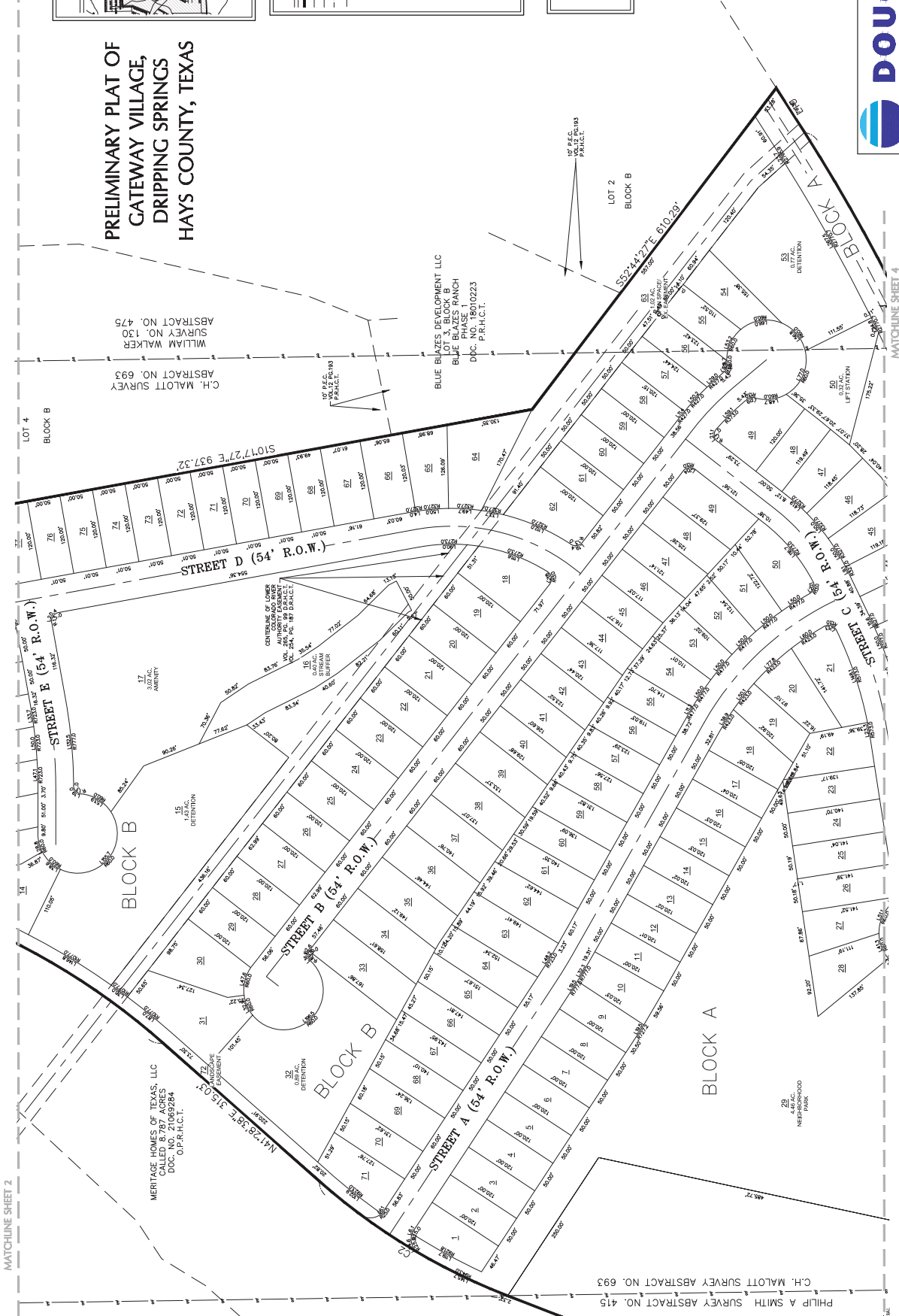
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Reviewer: DF
Project: 2511-001
Sheet: 3 OF 4
Field Book: N/A
Party Chrf: ADM

PRELIMINARY PLAT OF GATEWAY VILLAGE, DRIPPING SPRINGS HAYS COUNTY, TEXAS

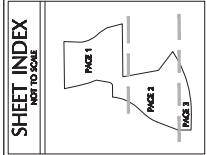
WILLIAM WALKER
SURVEY NO. 130
ABSTRACT NO. 475

C.H. MALOTT SURVEY
ABSTRACT NO. 693



PHILIP A SMITH SURVEY ABSTRACT NO. 415

C.H. MALOTT SURVEY ABSTRACT NO. 693

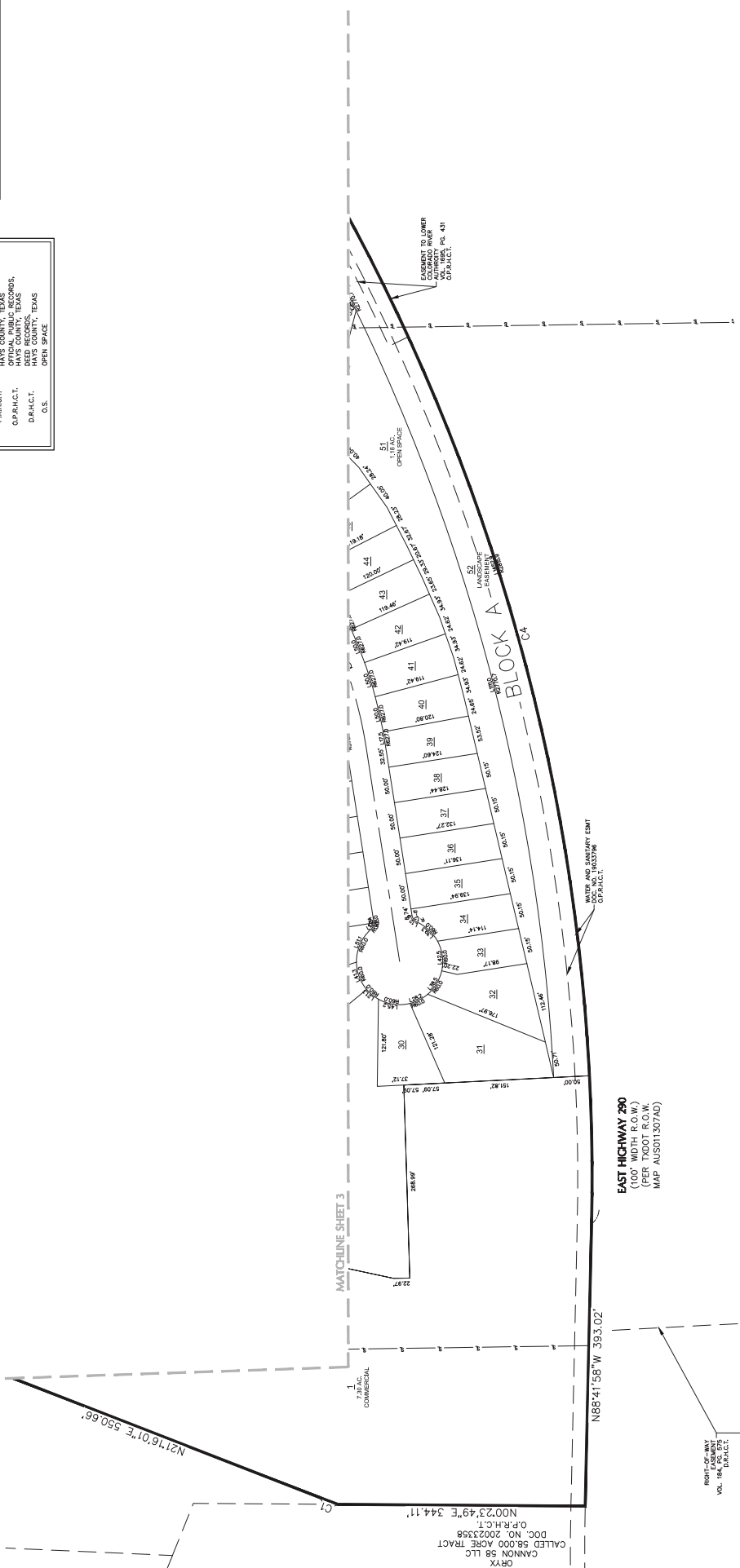
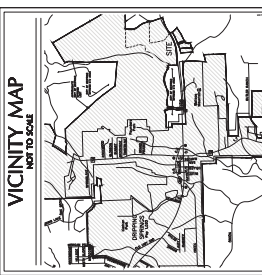


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LEGEND

---	PHASE BOUNDARY LINE
---	MARK
---	SETBACK LINE
---	EASEMENT LINE
---	APPROXIMATE SURVEY LINE
---	POINT OF BEGINNING
---	VOLUME
---	P.O.B.
---	BK.
---	P.C.
---	D.R.
---	P.D.
---	P.O.S.
---	B.S.L.
---	P.U.E.
---	WATER QUALITY BUFFER ZONE
---	WATER UTILITY EASEMENT
---	PUBLIC OPEN SPACE
---	PUBLIC PARK DISTRICT
---	DRAINAGE EASEMENT
---	PAGE
---	BOOK
---	DEED RECORDS, HAYS COUNTY, TEXAS
---	DEED RECORDS, TARRANT COUNTY, TEXAS
---	DEED RECORDS, DALLAS COUNTY, TEXAS
---	O.P.R.H.C.T.
---	O.S.



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	26.27'	943.00'	1°35'47"	N20°28'08"E	26.27'
C2	332.63'	943.00'	20°12'37"	N31°22'20"E	350.91'
C3	681.06'	1,057.00'	36°55'03"	N23°01'06"E	669.34'
C4	1,659.88'	2,514.79'	33°46'59"	S74°24'08"W	1,635.74'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N04°33'35"E	12.85'
L2	N50°38'14"E	53.17'
L3	N21°13'11"E	64.75'
L4	S95°15'07"E	88.61'
L5	S16°28'50"E	73.40'
L6	S03°28'59"E	14.21'
L7	S11°47'06"E	7.00'
L8	S22°34'47"E	32.14'
L9	S27°26'26"E	141.35'
L10	S57°28'55"W	79.36'

**PRELIMINARY PLAT OF
GATEWAY VILLAGE,
DRIPPING SPRINGS
HAYS COUNTY, TEXAS**

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www.doucetengineers.com
IBPOLS Firm Number: 10194551

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Reviewed: DF
Project: 2511-001
Sheet: 6 OF 4
Field Book: N/A
Party Chief: ADM
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