

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
BLOCK 29													BLOCK 28													
P.O.S. 0.48 AC													36' 5.86' 4.6'													

ARROYO CAP, III-2, LLC
CALLED 96.83 ACRES
DOC. NO. 22046818
O.P.R.H.C.T.

BIG SKY SUBDIVISION PHASE 1
VOL. 171, PG. 279
O.P.R.H.C.T.

BLOCK 5
P.O.S. 2.5311 AC.

CANNON RANCH SUBDIVISION PHASE 1
DOC. NO. 2096897

CRATER LAKE DRIVE (64' R.O.W.)

RAINER WAY (54' R.O.W.)

RAINER WAY (54' R.O.W.)

RAINER WAY (54' R.O.W.)

RAINER WAY (54' R.O.W.)

RAINER WAY (54' R.O.W.)

RAINER WAY (54' R.O.W.)

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RAINER WAY (54' R.O.W.)

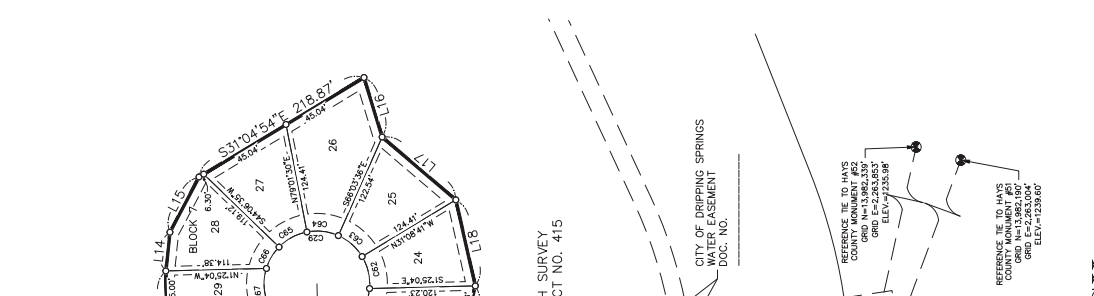
RAINER WAY (54' R.O.W.)

RAINER WAY (54' R.O.W.)

RAINER WAY (54' R.O.W.)

RAINER WAY (54' R.O.W.)

RAINER WAY (54' R.O.W.)



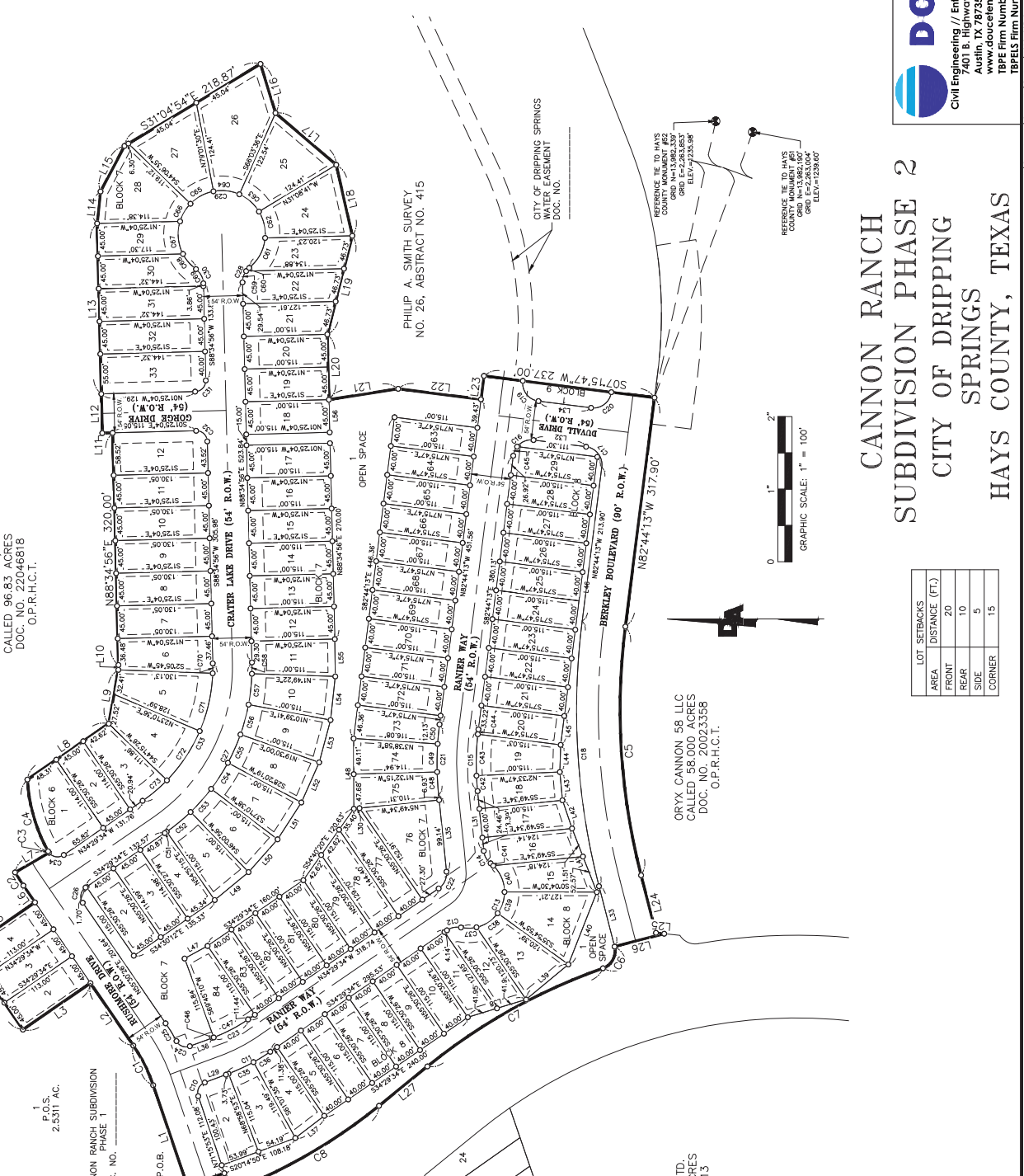
VICINITY MAP
NOT TO SCALE

LEGEND

PRELIMINARY

THIS DOCUMENT SHALL NOT BE REPRODUCED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT.

DATE: 04/13/2023
SCALE: 1" = 100'
DRAWN BY: SWP
REVIEWER: JB
PROJECT: 1286-003
SHEET: 1 OF 3
FIELD BOOK: N/A
PARTY CHIEF: ADM
SURVEY DATE: 06/24/2021



LOT	SETBACKS	AREA	DISTANCE (FT.)
FRONT	20		
REAR	10		
SIDE	5		
CORNER	15		

ORyx CANNON 58 LLC
CALLED 58.000 ACRES
DOC. NO. 20023358
O.P.R.H.C.T.

CANNON FAMILY, LTD.
CALLED 209.6897 ACRES
VOL. 1619, PG. 313
O.P.R.H.C.T.

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

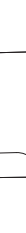
CITY OF DRIPPING SPRINGS
WATER EASEMENT
DOC. NO.

REFERENCE TO HAYS COUNTY MONUMENT #2
GRID N=13,082.330'
GRID E=2,263.004'
ELEV=4235.94'

REFERENCE TO HAYS COUNTY MONUMENT #1
GRID N=13,082.330'
GRID E=2,263.004'
ELEV=4235.94'



**CANNON RANCH
SUBDIVISION PHASE 2
CITY OF DRIPPING
SPRINGS
HAYS COUNTY, TEXAS**



401 B. Highway 71 W. Ste. 160
Austin, TX 78735 Tel: (612)-583-2400
www.doucetengineers.com
TPE Firm Number: 3937
Survey Date: 06/24/2021

X: Department (Geospatial) \Projects\1286-003 Cannon Ranch (Cannon Ranch) \Cannon Ranch P2R PLAN Starting

BLOCK 8 AREA TABLE	
LOT NO.	SQ. FT. ACRES
1	27,098 0.6231
2	5,900 0.1354
3	5,362 0.1231
4	5,170 0.1187
5	4,600 0.1056
6	4,600 0.1056
7	4,600 0.1056
8	4,600 0.1056
9	4,600 0.1056
10	4,600 0.1056
11	4,853 0.1114
12	5,057 0.1161
13	6,444 0.1479
14	8,058 0.1850
15	5,340 0.1226
16	5,111 0.1173
17	4,783 0.1098
18	4,885 0.1121
19	5,459 0.1253
20	4,602 0.1056
21	4,600 0.1056
22	4,600 0.1056
23	4,600 0.1056
24	4,600 0.1056
25	4,600 0.1056
26	4,600 0.1056
27	4,600 0.1056
28	4,600 0.1056
29	4,584 0.1052

BLOCK 7 AREA TABLE	
LOT NO.	SQ. FT. ACRES
1	66,634 1.5297
2	5,175 0.1188
3	5,174 0.1188
4	5,170 0.1187
5	5,887 0.1352
6	5,887 0.1352
7	5,887 0.1352
8	5,887 0.1352
9	5,887 0.1352
10	5,887 0.1352
11	5,534 0.1270
12	5,175 0.1188
13	5,175 0.1188
14	5,175 0.1188
15	5,175 0.1188
16	5,175 0.1188
17	5,175 0.1188
18	5,175 0.1188
19	5,175 0.1188
20	5,175 0.1188
21	5,459 0.1253
22	6,000 0.1377
23	5,563 0.1275
24	8,638 0.1945
25	8,537 0.1960
26	12,080 0.2773
27	8,357 0.1918
28	8,632 0.1982
29	5,079 0.1188
30	6,015 0.1361
31	6,484 0.1491
32	6,484 0.1491

BLOCK 6 AREA TABLE	
LOT NO.	SQ. FT. ACRES
1	7,989 0.1824
2	5,130 0.1178
3	6,088 0.1398
4	7,261 0.1667
5	7,571 0.1738
6	6,132 0.1408
7	5,862 0.1343
8	5,852 0.1343
9	5,852 0.1343
10	5,852 0.1343
11	5,852 0.1343
12	7,562 0.1736

BLOCK 5 AREA TABLE	
LOT NO.	SQ. FT. ACRES
1	2,730 0.6272

BLOCK 9 AREA TABLE	
LOT NO.	SQ. FT. ACRES
1	2,730 0.6272

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	61.33	223.00	154528*
C2	21.45	277.00	42813*
C3	2.33	277.00	83259*
C4	103.87	223.00	26414*
C5	345.54	910.00	214521*
C6	371.5	25.00	850828*
C7	278.63	807.00	194656*
C8	210.23	743.00	161243*
C9	41.08	25.00	940911*
C10	23.17	15.00	862916*
C11	68.87	277.00	141444*
C12	20.12	25.00	460620*
C13	133.99	503.00	153340*
C14	203.27	25.00	460620*
C15	85.21	373.00	130521*
C16	39.27	25.00	900000*
C17	39.27	25.00	900000*
C18	368.37	910.00	214521*
C19	39.27	25.00	900000*
C20	39.27	25.00	900000*
C21	97.55	427.00	130521*
C22	26.76	25.00	612001*
C23	55.44	223.00	141444*
C24	21.40	15.00	814349*
C25	28.89	277.00	53833*
C26	23.56	15.00	900000*
C27	275.31	277.00	563531*
C28	22.81	25.00	571658*
C29	298.00	60.00	284395*
C30	22.81	25.00	571658*
C31	23.56	15.00	900000*
C32	23.56	15.00	900000*
C33	221.56	223.00	565531*
C34	22.55	15.00	860898*
C35	37.97	277.00	75118*
C36	271.7	277.00	53709*
C37	21.62	50.00	244630*
C38	35.71	50.00	409520*
C39	31.28	50.00	355026*
C40	40.65	50.00	462101*
C41	4.93	50.00	53913*
C42	21.24	373.00	31549*
C43	57.19	373.00	84703*
C44	6.78	373.00	10231*
C45	13.77	25.00	313333*
C46	1.90	223.00	02920*
C47	53.54	223.00	134524*
C48	31.98	427.00	41720*
C49	38.66	427.00	51113*
C50	26.83	427.00	33649*

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C51	3.16	277.00	03911*	S344609"E	3.16
C52	42.33	277.00	85019*	S393534"E	42.89
C53	42.33	277.00	85019*	S487451"E	42.69
C54	42.33	277.00	85019*	S571432"E	42.69
C55	42.33	277.00	85019*	S663045"E	42.69
C56	42.33	277.00	85019*	S749510"E	42.69
C57	42.33	277.00	85019*	S834529"E	42.69
C58	15.67	277.00	37148*	S894751"E	15.66
C59	16.66	25.00	36116*	S721926"E	16.36
C60	6.15	25.00	140542*	S461057"E	6.13
C61	47.95	60.00	454733*	S6220152"E	46.89
C62	37.83	60.00	371302*	N765750"E	37.30
C63	36.56	60.00	345455*	N423352"E	36.00
C64	36.56	60.00	345455*	N282957"E	36.00
C65	36.56	60.00	345455*	N282958"E	36.00
C66	28.45	60.00	271002*	S892826"E	28.18
C67	46.23	60.00	440846*	S845210"E	45.09
C68	27.35	60.00	262949*	S493555"E	27.50
C69	22.81	25.00	571658*	S622627"E	22.03
C70	221.56	223.00	565531*	N625719"W	212.56
C71	82.05	223.00	210450*	N772149"W	81.59
C72	82.05	223.00	210450*	N616159"W	81.59
C73	43.79	223.00	115101*	N400704"W	43.72

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N711533"E	146.39
L2	N553026"E	104.94
L3	N32834"W	113.00
L4	N553026"E	135.00
L5	S342834"E	113.00
L6	N553026"E	28.16
L7	S303212"E	54.17
L8	S342834"E	135.94
L9	S795403"E	75.33
L10	S891243"E	6.68
L11	N012504"W	14.27
L12	N853456"E	54.00
L13	N853455"E	235.00
L14	S835428"E	44.26
L15	S62424"E	70.92
L16	S720103"W	70.66
L17	S402809"W	110.10
L18	S774307"W	100.18
L19	N754529"W	140.20
L20	S853456"W	90.00
L21	S085549"E	96.02
L22	S071547"W	115.00
L23	S824413"E	32.57
L24	S743026"W	81.96
L25	S063637"W	11.40
L26	N142934"W	70.67
L27	N390601"W	85.98
L28	N844107"W	54.00

LINE TABLE		
LINE	BEARING	DISTANCE
L29	S201430"E	31.07
L30	N0514914"W	7.72
L31	N841026"E	82.85
L32	S071547"W	73.00
L33	S743026"W	86.97
L34	N071547"E	73.00
L35	S841026"W	108.06
L36	N201450"W	33.10
L37	S372605"E	50.27
L38	S165624"E	83.91
L39	S363814"E	76.83
L40	S683156"E	107.15
L41	N694055"E	94.98
L42	N711726"E	41.03
L43	N844710"E	39.15
L44	S682412"E	37.43
L45	S625153"E	40.00
L46	S824413"E	360.00
L47	S263947"E	36.15
L48	N84326"E	86.79
L49	S393354"E	60.41
L50	S482413"E	60.41
L51	S571432"E	60.41
L52	S640451"E	60.41
L53	S745510"E	60.41
L54	S84529"E	60.41
L55	N891648"E	51.46
L56	S851456"W	45.00

CANNON RANCH
SUBDIVISION PHASE 2
CITY OF DRIPPING
SPRINGS
HAYS COUNTY, TEXAS



Date: 04/13/2023
 Scale: 1" = 100'
 Drawn By: SWP
 Reviewer: JB
 Project: 1286-003
 Sheet: 2 OF 3
 Field Book: N/A
 Party Chrt: ADM
 Survey Date: 06/24/2021

DOUCET
 Civil Engineering // Enfillements // Geospatial
 7401 B. Highway 71 W. Ste. 160
 Austin, TX 78735. Tel: (612)-883-2400
 www.doucetengineers.com
 TPPE Firm Number: 3937
 Survey Date: 06/24/2021

HAYS COUNTY, TEXAS
 COUNTY OF HAYS
 I, ELAINE HANSON CARDEMAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE OF PUBLIC RECORDS ON _____ DAY OF _____ A.D. AT _____ O'CLOCK _____ A.M., AND DULY RECORDED ON _____ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER _____ DAY OF _____ 20____ A.D.

PRELIMINARY
 ELAINE HANSON CARDEMAS, MBA, PhD, COUNTY CLERK
 HAYS COUNTY, TEXAS

WITNESS MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 20____ A.D.

STATE OF TEXAS
 COUNTY OF HAYS
 BEFORE ME, THE UNDERSIGNED, AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ DAY OF _____ 20____ A.D.,
 JEFFERY BROULETTE, _____ DATE
 18520 JAMBREE ROAD
 SUITE E-350
 IRVINE, CA 92612

NOTARY PUBLIC BY COMMISSION EXPRESSES:
 IN AND FOR THE STATE OF TEXAS

OWNER/DEVELOPER:
 DOUTLET & ASSOCIATES, INC.
 7401 B HWY. 71 WEST, SUITE 160
 AUSTIN, TX 78735
 CONTACT: JEFFERY BROULETTE
 ELECTRIC:
 FEDERNALES ELECTRIC COOPERATIVE
 7401 B HWY. 71 WEST, SUITE 160
 AUSTIN, TX 78735
 CONTACT: JOE GRASSO, P.E.

CONTROL NOTE:
 BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND SURFACE ADJUSTMENT FACTOR OF 1.00007934.
 UNITS: US SURVEY FEET.

SURVEYOR'S CERTIFICATION:
 CHRISTOPHER W. TERRY, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EASEMENT REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.
 04/13/2023 DATE
 CHRISTOPHER W. TERRY REGISTERED PROFESSIONAL LAND SURVEYOR
 7401 B HWY 71 WEST, SUITE 160
 AUSTIN, TX 78735
 CONTACT: JOE GRASSO, P.E.
 CTRY@DOUCETENGINEERS.COM

ENGINEER'S CERTIFICATION:
 JOE GRASSO, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE BEST PRACTICES AND WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS, AND RELEVANT STATE STANDARDS.
 04/15/2023 DATE
 JOE GRASSO, P.E.
 7401 B HWY 71 WEST, SUITE 160
 AUSTIN, TEXAS 78735

PRELIMINARY
 JOE GRASSO, P.E.
 7401 B HWY 71 WEST, SUITE 160
 AUSTIN, TEXAS 78735

AREA TABLE:
 1. TOTAL LOT ACREAGE: 14.63 ACRES.
 0 LOTS > 10 AC;
 0 LOTS BETWEEN 5 AC AND 5 AC;
 0 LOTS BETWEEN 2 AC AND 1 AC;
 99 LOTS < 1 AC.
 2. THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 4,937 FEET.
 3. THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 3,083 LINEAR FEET.
 TOTAL ACREAGE: 19.57 ACRES.

FLOOD NOTE:
 THIS PROJECT IS LOCATED WITHIN UNSHARED ZONE "X" AREA OF ANIMAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP BROWNSHOE EFFECTIVE SEPTEMBER 2, 2005 AND ISSUED BY FEMA FOR HAYS COUNTY, TEXAS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.
 THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE OTED MAP(S).

AREA	DISTANCE (FT.)
FRONT	20
REAR	10
SIDE	5
CORNER	15

LOT SUMMARY	
TOTAL NUMBER OF BLOCKS	5
TOTAL NUMBER OF LOTS	100
RESIDENTIAL LOTS	97
DRAINAGE EASEMENT LOTS	0
LANDSCAPE LOTS	0
COMMERCIAL LOTS	0
OPEN SPACE LOTS	3
TOTAL OVERALL ACREAGE	19.57

- 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.
- ACCESS TO AND FROM CORNER LOTS SHALL NOT BE PERMITTED FROM ONE STREET.
- NO PORTION OF THIS PROPERTY IS OCCUPIED WITHIN A DESIGNATED 150 YEAR FLOOD PLAIN AS DELINEATED ON MAP NUMBER 482030005E, DATED SEPTEMBER 2, 2008, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- WATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
- ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS. WASTEWATER UTILITY SERVICE AND FEE AGREEMENT BETWEEN THE CITY AND ASHTON WOODS, APPROVED JULY 6, 2021.
- ELECTRIC SERVICE WILL BE PROVIDED BY THE FEDERNALES ELECTRIC COOPERATIVE.
- TELEPHONE SERVICE WILL BE PROVIDED BY SPECTRUM.
- GAS SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICES.
- MINIMUM FRONT SETBACK SHALL BE 20 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 15 FEET.
- ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AS AMENDED BY PFD #12.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED COMMUNITY 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 BEGIN UNTIL ALL DEVELOPMENT UTILIZATION REQUIREMENTS HAVE BEEN SATISFIED ACCORDING TO THE CITY OF DRIPPING SPRINGS.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
- NO PUBLIC ROADS, SIDEWALKS, OR DRIVEWAYS 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 TCQZ WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED ON THE TEXAS DEVELOPMENT PERMITTING SYSTEM (DPS) WEBSITE (WWW.TXDEVELOPMENTPERMITTING.COM) FOR THE PROTECTION OF WATER QUALITY IN THE EDWARDS AQUIFER (REVISED) OR AS PERMITTED BY THE TCQZ AND IN COMPLIANCE WITH THE CITY OF DRIPPING SPRINGS WATER QUALITY PROTECTION ORDINANCE.
- 20 TO 60 GALLON SHADE TREES WILL BE REQUIRED FOR EACH RESIDENTIAL LOT PER PFD#2.
- THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE OPEN SPACES.
- 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 MAINTENANCE OF THE PUBLIC PARKS AND OPEN SPACE LOTS.
- DETENTION AND WATER QUALITY POND.
- THIS DEVELOPMENT IS SUBJECT TO DRIPPING SPRINGS ORDINANCE 2021-24, PLANNED DEVELOPMENT DISTRICT NO. 12-CANNON RANCH APPROVED ON JULY 6, 2021.
- ALL PROPOSED ON-SITE COLLECTOR STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 5 FOOT WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
- ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 5 FOOT WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
- 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.
- 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 AGENTS.
- STREET LIGHTING WILL COMPLY WITH LIGHTING ORDINANCE [SRGA 3.11] THROUGH A COMBINATION OF PRIVATE AND PUBLIC PARK LAND AND OPEN SPACE.
- 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.
- THE FOLLOWING HAYS COUNTY GPS BENCHMARKS ARE TIED TO AND REFERENCED ON THIS PLAN:

DESCRIPTION	LOT #	AREA (AC.)
OPEN SPACE	LOT 1, BLOCK 7	1.50
PRIVATE OPEN SPACE	LOT 1, BLOCK 8	0
PRIVATE OPEN SPACE	LOT 1, BLOCK 9	0

PARKLAND DEDICATION SUMMARY - PHASE 2			
STREET NAME	R.O.W. WIDTH	PAVEMENT WIDTH	LINEAR FEET
RUSHMORE DRIVE	54' R.O.W.	30'	502
CRATER LAKE DRIVE	54' R.O.W.	30'	1,014
GORGE DRIVE	54' R.O.W.	30'	171
BANIER WAY	54' R.O.W.	30'	1,201
DUNALL DRIVE	54' R.O.W.	30'	180
BERKLEY BOULEVARD	90' R.O.W.	60'	760
TOTAL			3,828

STREET SUMMARY	
MINIMUM DISK IN CONCRETE GRID N=13,982,190 GRID E=2,263,004 ELEV=1239.60'	
ALUMINUM DISK IN CONCRETE GRID N=13,982,239 GRID E=2,263,053 ELEV=1239.60'	

Civil Engineering // Enfillements // Geospatial
 7401 B Highway 71 W, Ste. 160
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 www.doucetengineers.com
 TPE Firm Number: 3937
 TPEFS Firm Number: 10159000

CITY OF DRIPPING SPRINGS
 HAYS COUNTY, TEXAS