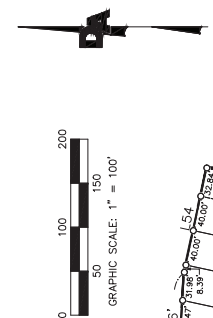
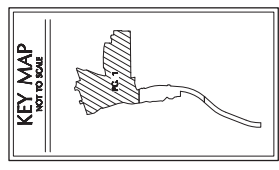
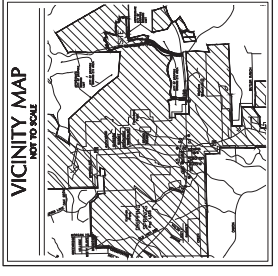


# WILD RIDGE PHASE 1 DRIPPING SPRINGS, HAYS COUNTY, TEXAS

### LEGEND

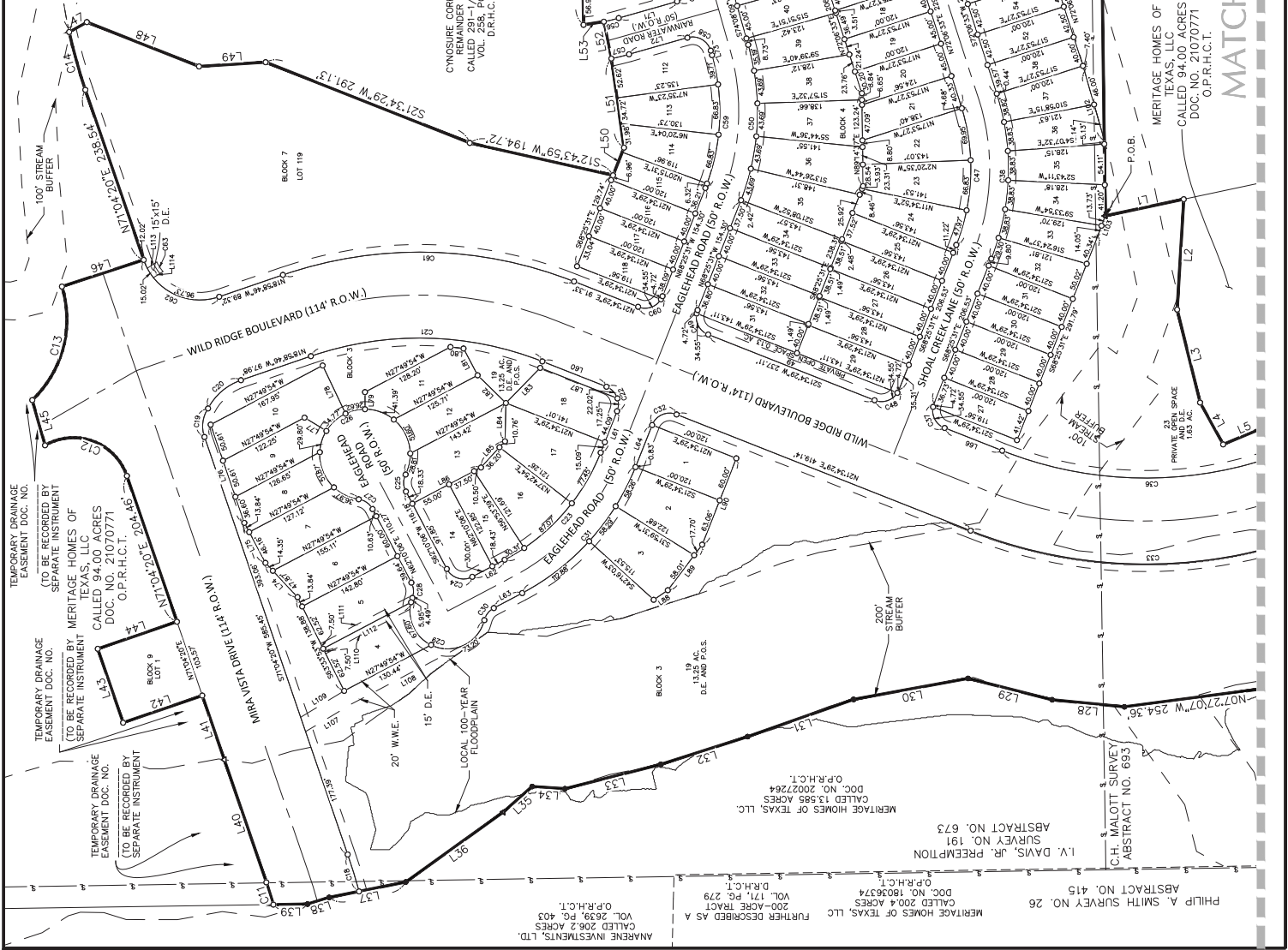
—	PHASE BOUNDARY LINE
—	LOT LINE TRACK LINE
—	ADJACENT PROPERTY LINE
—	EASEMENT LINE
—	APPROXIMATE SURVEY LINE
—	FLOODPLAIN
●	MONUMENT FOUND (UNLESS NOTED)
○	MONUMENT NOT FOUND (UNLESS NOTED)
▲	CALCULATED POINT
○	BENCHMARK POINT
○	"DOUCET" CAP SET
○	POINT OF BEGINNING
○	WELL
○	BOOK
○	PAGE
○	DRAINAGE EASEMENT
○	RIGHT-OF-WAY
○	WASTEWATER EASEMENT
○	WIRE
○	BUILDING SETBACK LINE
○	P.U.E.
○	PUBLIC UTILITY EASEMENT
○	WATER QUALITY BUFFER ZONE
○	HAYS COUNTY, TEXAS
○	OFFICIAL PUBLIC RECORDS, DEED RECORD, L.A.S.
○	OP.A.P.C.T.
○	D.A.P.C.T.



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

PHILIP A. SMITH SURVEY NO. 26 ABSTRACT NO. 415  
MERITAGE HOMES OF TEXAS, LLC CALLED 200.4 ACRES VOL. 171, PG. 279 O.P.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 262.25 ACRES VOL. D.R.H.C. 131

WILLIAM WALKER SURVEY NO. 130 ABSTRACT NO. 475

SURF NORTHING: 13,986,669 SURF EASTING: 2,265,218' ELEV.: 1246.69'

DATE: 04/25/2023 SCALE: 1" = 100' DRAWN BY: SWP REVIEWER: DF PROJECT: 1691-005 SHEET: 1 OF 4 FIELD BOOK: N/A PARTY CHIEF: ADM SURVEY DATE: 09/14/2020

DOUCET  
Civil Engineering // Enfillements // Geospatial  
7401 B. Highway 71 W. Ste. 160  
Austin, TX 78735; Tel: (612)-883-2400  
www.doucetengineers.com  
TFPELS Firm Number: 3937  
TFPELS Firm Number: 10194551

MATCHLINE SHEET 2

X:\Upstream\Geospatial\Projects\1691-005\_Wild Ridge Homes\1691-005\_Wild Ridge Homes Plat.dwg



# MATCHLINE SHEET 2

ASHTON AUSTIN RESIDENTIAL LLC  
 A PART OF THE ASHTON AUSTIN DEVELOPMENT  
 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.)  
 N21°16'01" E 550.66'  
 S21°16'01" W 550.66'

ORyx CANNON 58 LLC  
 REMAINDER OF 58.000 ACRE TRACT  
 CALLED 3.749 ACRES  
 DOC. NO. 21042538  
 O.P.R.H.C.T.

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

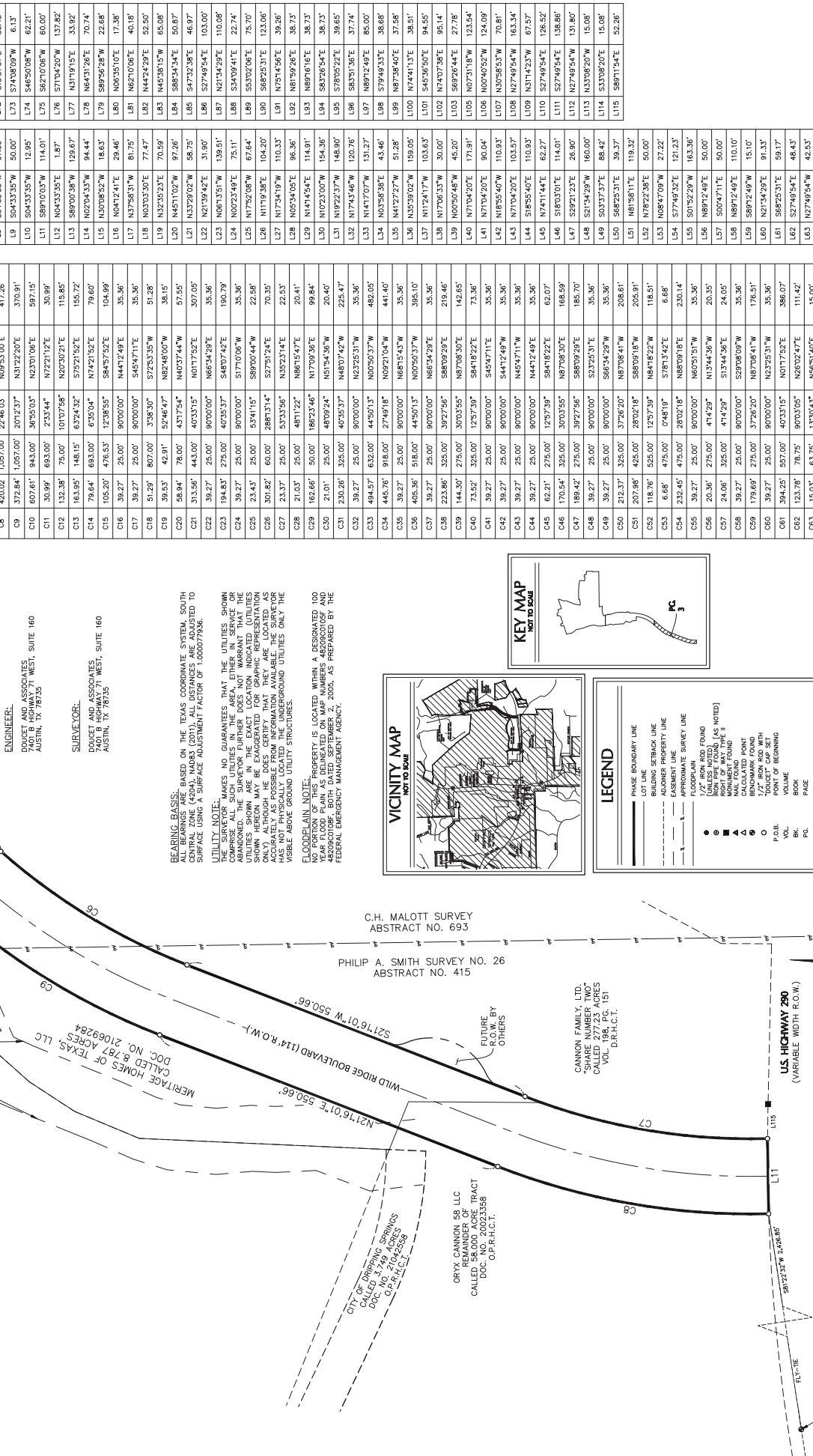
PHILIP A. SMITH SURVEY NO. 26  
 ABSTRACT NO. 415

C.H. MALOTT SURVEY  
 ABSTRACT NO. 693

U.S. HIGHWAY 280  
 (VARIABLE WIDTH R.O.W.)

100'-YEAR FLOODPLAIN

100' STREAM BUFFER



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	S89°12'49" W	4.43'
L7	S74°08'09" W	14.42'
L8	S15°51'51" E	80.48'
L9	S74°08'09" W	61.3'
L10	S43°33'55" W	50.00'
L11	S89°10'03" W	114.01'
L12	N04°33'35" E	1.87'
L13	S89°10'03" W	129.67'
L14	N02°04'33" E	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°03'30" 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°59'42" E	31.90'
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°34'19" W	110.33'
L28	N05°34'50" E	96.36'
L29	N45°11'02" W	97.26'
L30	N10°23'00" W	154.36'
L31	N19°22'37" W	148.90'
L32	N17°33'46" W	120.76'
L33	N14°17'07" W	131.27'
L34	N03°58'38" E	43.46'
L35	N41°27'27" W	51.28'
L36	S35°39'02" W	159.05'
L37	N11°24'17" 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	90.04'
L42	N18°55'40" W	110.93'
L43	N17°04'20" E	103.57'
L44	S18°55'40" E	110.93'
L45	N47°41'44" E	62.27'
L46	S18°03'01" 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°08'11" E	119.32'
L52	N78°23'38" E	50.00'
L53	N08°47'09" W	27.22'
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	N89°12'49" W	15.10'
L60	N21°34'29" E	91.33'
L61	S68°25'31" E	59.17'
L62	S27°48'54" E	46.43'
L63	N27°48'54" W	42.53'

LINE	BEARING	DISTANCE
L64	N68°25'31" W	59.17'
L65	N27°48'54" W	16.86'
L66	N27°48'54" W	82.03'
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	S15°51'51" E	80.48'
L72	S15°51'51" E	80.48'
L73	S74°08'09" W	61.3'
L74	S46°50'08" W	62.21'
L75	S62°10'06" W	67.87'
L76	S74°08'09" W	137.82'
L77	N81°19'15" E	33.92'
L78	N81°19'15" E	70.74'
L79	S69°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" W	65.08'
L84	S86°34'34" E	50.87'
L85	S47°32'38" E	46.97'
L86	S27°48'54" E	46.97'
L87	N27°48'54" E	103.00'
L88	S34°09'41" E	22.74'
L89	S34°09'41" E	75.11'
L90	N17°52'08" W	67.64'
L91	N11°19'38" E	104.20'
L92	N17°34'19" W	110.33'
L93	N05°34'50" E	96.36'
L94	N45°11'02" W	97.26'
L95	N10°23'00" W	154.36'
L96	N19°22'37" W	148.90'
L97	N17°33'46" W	120.76'
L98	N14°17'07" W	131.27'
L99	N03°58'38" E	43.46'
L100	N41°27'27" W	51.28'
L101	S35°39'02" W	159.05'
L102	N11°24'17" W	103.63'
L103	N17°06'33" W	30.00'
L104	N00°50'48" W	45.20'
L105	N17°04'20" E	171.91'
L106	N17°04'20" E	90.04'
L107	N18°55'40" W	110.93'
L108	N17°04'20" E	103.57'
L109	S18°55'40" E	110.93'
L110	N47°41'44" E	62.27'
L111	S18°03'01" E	114.01'
L112	S29°21'23" E	26.90'
L113	S21°34'29" W	160.00'
L114	S03°37'37" E	88.42'
L115	S68°25'31" E	39.37'
L116	N81°08'11" E	119.32'
L117	N78°23'38" E	50.00'
L118	N08°47'09" W	27.22'
L119	S77°48'32" E	121.23'
L120	S01°52'29" W	163.36'
L121	N89°12'49" E	50.00'
L122	S00°47'11" E	50.00'
L123	N89°12'49" E	110.10'
L124	N89°12'49" W	15.10'
L125	N21°34'29" E	91.33'
L126	S68°25'31" E	59.17'
L127	S27°48'54" E	46.43'
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LINE	BEARING	DISTANCE
L129	N14°17'07" W	131.27'
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L146	S18°03'01" E	114.01'
L147	S29°21'23" E	26.90'
L148	S21°34'29" W	160.00'
L149	S03°37'37" E	88.42'
L150	S68°25'31" E	39.37'
L151	N81°08'11" E	119.32'
L152	N78°23'38" E	50.00'
L153	N08°47'09" W	27.22'
L154	S77°48'32" E	121.23'
L155	S01°52'29" W	163.36'
L156	N89°12'49" E	50.00'
L157	S00°47'11" E	50.00'
L158	N89°12'49" E	110.10'
L159	N89°12'49" W	15.10'
L160	N21°34'29" E	91.33'
L161	S68°25'31" E	59.17'
L162	S27°48'54" E	46.43'
L163	N27°48'54" W	42.53'

**BEARING BASIS:** BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (2004), MAPS (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 ON THIS SURVEY ARE IN THE EXACT LOCATION INDICATED. UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ACCURACY AS FAR AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

**FLOODPLAIN NOTE:** THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS Delineated ON MAP NUMBERS 482902005F AND 482902008F, BOTH DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**KEY MAP**  
 NOT TO SCALE

**VICINITY MAP**  
 NOT TO SCALE

**LEGEND**

- PHASE BOUNDARY LINE
- LOT LINE
- BUILDING SETBACK LINE
- ADJACENT PROPERTY LINE
- APPROXIMATE SURVEY LINE
- 1/2" IRON ROD FOUND
- IRON PIPE FOUND (AS NOTED)
- WATER METER FOUND
- MONUMENT FOUND
- WATER QUALITY BUFFER ZONE
- 1/2" IRON ROD WITH PLANT RECORDS
- POINT OF BEGINNING
- VOLUME
- BOOK
- DE
- DRAINAGE EASEMENT
- RIGHT-OF-WAY
- R.O.W.
- WASTEWATER EASEMENT
- P.O.S.
- B.S.L.
- WATER QUALITY BUFFER ZONE
- W.E.Z.
- PLANT RECORDS
- OFFICIAL PUBLIC RECORDS
- HAYS COUNTY, TEXAS
- D.R.H.C.T.
- D.R.H.C.T.

**ENGINEER:**  
 DOUCET AND ASSOCIATES  
 7401 B HIGHWAY 71 WEST, SUITE 160  
 AUSTIN, TX 78735

**SURVEYOR:**  
 DOUCET AND ASSOCIATES  
 7401 B HIGHWAY 71 WEST, SUITE 160  
 AUSTIN, TX 78735

**DATE:** 04/25/2023  
**SCALE:** 1" = 100'  
**DRAWN BY:** SWP  
**REVIEWER:** DF  
**PROJECT:** 1691-005  
**SHEET:** 3 OF 4  
**FIELD BOOK:** N/A  
**PARTY CHIEF:** ADM  
**SURVEY DATE:** 09/14/2020  
**IBPFS Firm Number:** 10194551

**REFERENCE TO NGS GPS POINT NUMBER 002**  
 GRID NORTH: 13,982,114'  
 GRID EAST: 2,260,225'  
 GRID ELEV: 1,227.22'

**GRAPHIC SCALE:** 1" = 100'  
 0 50 100 150 200

**WILD RIDGE PHASE 1**  
**DRIPPING SPRINGS,**  
**HAYS COUNTY, TEXAS**

**DOUCET**  
 Civil Engineering // Eminent // Geospatial  
 7401 B. Highway 71 W. Ste. 160  
 Austin, TX 78735. Tel: (612)-983-2400  
 www.doucetengineers.com  
 IBPFS Firm Number: 10194551

Departments (Geospatial/Projects) 1691-005 - Wild Ridge Office - exhibits (CAD/Vector) - Embasis Vector Plot - Source



**OWNER'S ACKNOWLEDGMENT.**

THE STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL ME BY THESE PRESENTS:

THAT MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BEING THE OWNER OF 57.82 ACRES IN THE PHILIP A. SMITH SURVEY (MERITAGE HOMES OF TEXAS, LLC, BROWN SURVEY NUMBER 136, ABSTRACT NUMBER 44, AND THE WILLIAM WALKER JR. SURVEY, NUMBER 130, ABSTRACT NUMBER 475, IN HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 94.00 ACRES, CONVEYED IN A DEED TO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN DEED TO TODD RAMERS, RECORDED IN DOCUMENT NUMBER 2107071 (O.P.R.L.C.13) AND PART OF A CALLED 6.737 ACRES, CONVEYED IN A DEED TO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN DOCUMENT NUMBER 21069284,

DO HEREBY SUBDIVIDE 57.82 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

**WILD RIDGE PHASE 1**

SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2023.

\_\_\_\_\_  
GREG TROTTER, DIRECTOR OF LAND DEVELOPMENT  
MERITAGE HOMES

THE STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED, AUTHORITY A NOTARY PUBLIC IN AND FOR SAID COUNTY AND THE STATE, ON THIS DAY, PERSONALLY APPEARED ROB ABOCHER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2023.

NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS

STREET NAME	R.O.W. WIDTH	PAVEMENT WIDTH	LINEAR FEET
MIRA VISTA DRIVE	114'	R.O.W. 24' EACH DIRECTION	839
WILD RIDGE BOULEVARD	114'	R.O.W. 24' EACH DIRECTION	5,049
ENGLEBEND ROAD	50'	R.O.W. 30'	2,001
SHOAL CREEK LANE	50'	R.O.W. 30'	1,403
PINEHURST LANE	50'	R.O.W. 30'	495
RAINFLOWER ROAD	50'	R.O.W. 30'	153
		TOTAL	9,940

**FINAL PLAT NOTES.**

- THIS FINAL PLAT IS LOCATED WITHIN THE CITY LIMITS OF DRIPPING SPRINGS.
- ALL STREETS AND RIGHT-OF-WAY ARE HEREBY DEDICATED TO THE CITY OF DRIPPING SPRINGS
- 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.
- THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
- 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. SEWER CONNECTION SHALL BE IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS WASTEWATER UTILITY SERVICE AND FEE AGREEMENT BETWEEN THE CITY AND MERITAGE HOMES OF TEXAS, DATED AUGUST 17, 2021.
- ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
- TELEPHONE SERVICE WILL BE PROVIDED BY SPECTRUM.
- GAS SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICES/CENTRIC GAS.
- MINIMUM FRONT SETBACK SHALL BE 10 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 10 FEET.
- ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS AS AMENDED BY PDD # 13.
- 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.
- CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGAIN UNTIL ALL DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED ACCORDING TO THE CITY OF DRIPPING SPRINGS.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY 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 TCEQ WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)'S OPTIONAL ENHANCED MEASURES FOR THE PROTECTION OF WATER QUALITY IN THE EDWARDS AQUIFER (REVISED) OR AS PERMITTED BY THE TCEQ AND IN COMPLIANCE WITH THE CITY OF DRIPPING SPRINGS WATER QUALITY PROTECTION ORDINANCE.
- TWO SHADE TREES WILL BE REQUIRED FOR EACH RESIDENTIAL LOT PER THE CITY OF DRIPPING SPRINGS LANDSCAPE ORDINANCE.
- THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE PARK.
- THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC PARKS AND OPEN SPACE LOTS.
- THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL STORM WATER DETENTION AND WATER QUALITY PONDS.
- ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 5 FOOT WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
- ALL PROPOSED ARTERIAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 5 FOOT WIDE CONCRETE SIDEWALK ON ONE SIDE AND 10 FOOT WIDE SHARED-USE TRAIL ON OPPOSITE SIDE 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.
- A 7.5 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 ASSIGNS.
- STREET LIGHTING WILL COMPLY WITH LIGHTING ORDINANCE [SDCA 3.11].
- 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, AMP-LIFTERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT.

**DEVELOPMENT NOTE.**

THIS DEVELOPMENT IS SUBJECT TO ORDINANCE 2021-31 PDD #13 WILD RIDGE (AUGUST 17, 2023)

**ENVIRONMENTAL NOTE.**

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED PUBLIC WATER SUPPLY. THE SELLER OF THIS PROPERTY IS ENCOURAGED TO ENCOURAGE AND IN SOME AREAS MAY OFFER THE BEST AVAILABLE WATER SOURCE TO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM. THE SELLER OF THIS PROPERTY IS ENCOURAGED TO ENCOURAGE AND IN SOME AREAS MAY OFFER THE BEST AVAILABLE WATER SOURCE TO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGAIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MADE.

CHAD GILPIN \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER

STATE OF TEXAS  
CITY OF DRIPPING SPRINGS  
HAYS COUNTY, TEXAS

WILD RIDGE PHASE 1, HAS BEEN APPROVED BY THE PLANNING & ZONING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR

CITY SECRETARY

STATE OF TEXAS  
COUNTY OF HAYS

KNOW BY ALL MEN THESE PRESENTS: I, RICHARD PHAM, 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 NUMBERS 48290C0100R AND 48290D0100R, BOTH IN EFFECTIVE DATE SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND THE TEXAS DEPARTMENT OF WATER RESOURCES (TDWR) FOR THE 100 YEAR STORM EVENT SHALL BE SHOWN WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY AND/OR DRAINAGE EASEMENTS AND DRAINAGE LOTS SHOWN ON THE ATTACHED PLAT.

J. DILLON FUGATE \_\_\_\_\_ DATE \_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6380

STATE OF TEXAS  
COUNTY OF HAYS

I, RICHARD PHAM, 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 NUMBERS 48290C0100R AND 48290D0100R, BOTH IN EFFECTIVE DATE SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND THE TEXAS DEPARTMENT OF WATER RESOURCES (TDWR) FOR THE 100 YEAR STORM EVENT SHALL BE SHOWN WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY AND/OR DRAINAGE EASEMENTS AND DRAINAGE LOTS SHOWN ON THE ATTACHED PLAT.

RICHARD PHAM \_\_\_\_\_ DATE \_\_\_\_\_  
LICENSED PROFESSIONAL ENGINEER  
STATE OF TEXAS NO. 142275

STATE OF TEXAS  
COUNTY OF HAYS

I, ELAINE HANSON CARDENAS, 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 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2023, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN \_\_\_\_\_

WITNESS MY SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2023.

ELAINE HANSON CARDENAS, MPA, PHD, COUNTY CLERK  
HAYS COUNTY, TEXAS

# WILD RIDGE PHASE 1 DRIPPING SPRINGS, HAYS COUNTY, TEXAS



Date: 04/25/2023  
Scale: N/A  
Drawn by: SWP  
Reviewer: DF  
Project: 1691-005  
Sheet: 6 OF 4  
Field Book: N/A  
Party Chief: ADM  
Survey Date: 09/14/2020  
Civil Engineering // Entitlements // Geospatial  
7401 B. Highway 71 W. Ste. 160  
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TBPELS Firm Number: 10194551