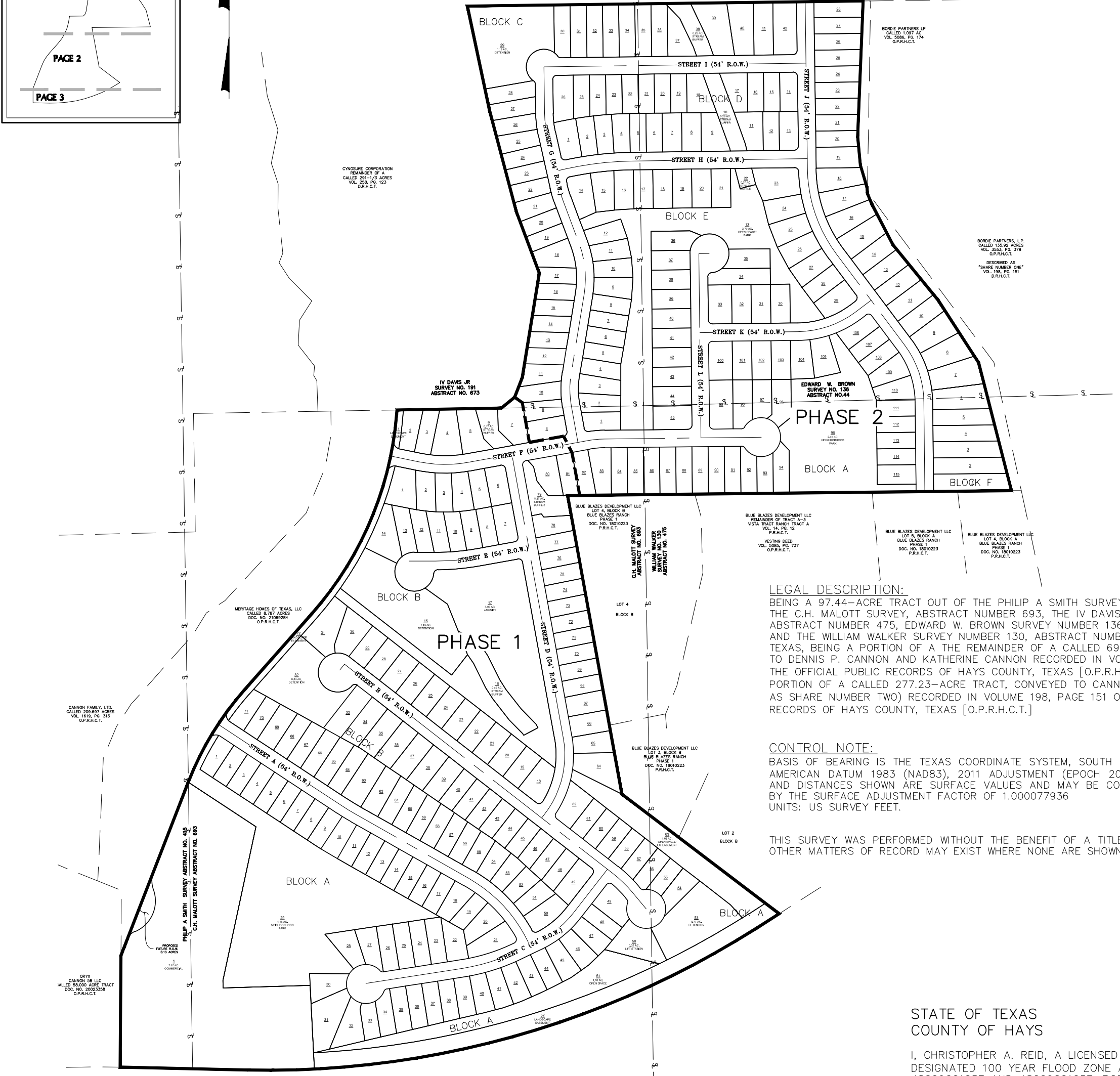


- NOTES:**
1. ALL PROPOSED MINOR ARTERIAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 5' WIDE CONCRETE SIDEWALK ALONG ONE SIDE OF THE STREET, AND A 10" WIDE SHARED USE PATH ON THE OTHER.
  2. ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 5' WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
  3. OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS AND DRAINAGE EASEMENTS (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
  4. UTILITIES WILL BE PROVIDED BY THE FOLLOWING:  
WATER - WEST TRAVIS COUNTY PUA  
WASTEWATER CITY OF DRIPPINGS SPRINGS  
ELECTRICITY - P.E.C.  
GAS - TEXAS GAS SERVICE
  5. FINAL DETERMINATION FOR EASEMENTS TO BE DETERMINED WITH FINAL PLAT AND CONSTRUCTION PLANS.
  6. STORM WATER SHALL BE CONVEYED VIA DRAINAGE EASEMENTS.
  7. DESIGN STANDARDS PER CITY OF DRIPPINGS STANDARDS AND PDD #16 (ORDINANCE NO. 2023-15).
  8. A 10 FT. PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
  9. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
  10. 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.
  11. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
  12. ALL (NEW) TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND.
  13. 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.
  14. A PROPERTY OWNERS ASSOCIATION WILL BE CREATED BY RESTRICTIVE COVENANTS AND MUST BE SUBMITTED TO THE CITY AT THE TIME OF FINAL PLAT.
  15. STREET LIGHTING WILL COMPLY WITH LIGHTING ORDINANCE [SRDA 3.11].
  16. CONSTRUCTION ACCESS SHALL BE VIA US HWY 290.
  17. THIS DEVELOPMENT IS SUBJECT TO PDD ORDINANCE NO. 2023-15 AND RELATED DEVELOPMENT AGREEMENTS DATED APRIL 18, 2023.
  18. CONSTRUCTION PLANS FOR GATEWAY VILLAGE WILL NOT BE APPROVED UNTIL CONSTRUCTION PLANS FOR WILDRIDGE BLVD ARE APPROVED AND CONSTRUCTION PLANS FOR THE WILDRIDGE/US290 IMPROVEMENTS ARE APPROVED BY TXDOT.
  19. OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS AND DRAINAGE EASEMENTS (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
  20. ALL LOTS DESIGNATED AS STORMWATER DETENTION AND/OR WATER QUALITY LOTS WILL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION OR THEIR ASSIGNS, FOR OPERATION AND MAINTENANCE.



**LEGAL DESCRIPTION:**  
BEING A 97.44-ACRE TRACT OUT OF THE PHILIP A SMITH SURVEY, ABSTRACT NUMBER 415, THE C.H. MALOTT SURVEY, ABSTRACT NUMBER 693, THE IV DAVIS JR SURVEY NUMBER 130, ABSTRACT NUMBER 475, EDWARD W. BROWN SURVEY NUMBER 136, ABSTRACT NUMBER 44, AND THE WILLIAM WALKER SURVEY NUMBER 130, ABSTRACT NUMBER 475, HAYS COUNTY, TEXAS, BEING A PORTION OF A THE REMAINDER OF A CALLED 69.91-ACRE TRACT DESCRIBED TO 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 PORTION OF A CALLED 277.23-ACRE TRACT, CONVEYED TO CANNON FAMILY, LTD. (KNOWN AS SHARE NUMBER TWO) 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 AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.000077936  
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.

STREET SUMMARY					
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:**  
JOSHUA P. ARMENDARIZ, RPLS  
DOUCET AND ASSOCIATES, INC.  
7401 B HIGHWAY 71 WEST SUITE 160  
AUSTIN, TX 78735  
(512) 583-7627

**ENGINEER:**  
CHRISTOPHER A. REID, PE  
DOUCET AND ASSOCIATES, INC.  
7401 B HIGHWAY 71 WEST SUITE 160  
AUSTIN, TX 78735  
(512) 583-2600

**JURISDICTION:**  
CITY OF DRIPPINGS SPRINGS

**UTILITY PROVIDERS:**  
WATER: CITY OF DRIPPINGS SPRINGS  
WASTEWATER: CITY OF DRIPPINGS SPRINGS  
ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE  
TELEPHONE: FRONTIER COMMUNICATIONS  
GAS: TEXAS GAS SERVICE

**SITE AREA:**  
97.44 ACRES

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

**LOT SETBACKS:**  
FRONT 20'  
REAR 10'  
SIDE 5'  
STREET SIDE 10'

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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 NUMBERS 48209C0105F AND 48209C0105F, BOTH WITH AN EFFECTIVE DATE SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, HOWEVER, A PORTION OF THIS PROPERTY IS LOCATED WITHIN A LOCAL 100-YEAR FLOODPLAIN. ADDITIONALLY, CHANNELIZED AND CONCENTRATED STORM WATER RUNOFF FROM THE 100 YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY AND/OR DRAINAGE EASEMENTS AND DRAINAGE LOTS SHOWN ON THE ATTACHED PLAT.

*Signature*  
CHRISTOPHER A. REID  
LICENSED PROFESSIONAL ENGINEER  
STATE OF TEXAS NO. 81546

9/20/23  
DATE

STATE OF TEXAS  
CITY OF DRIPPINGS 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 \_\_\_\_\_

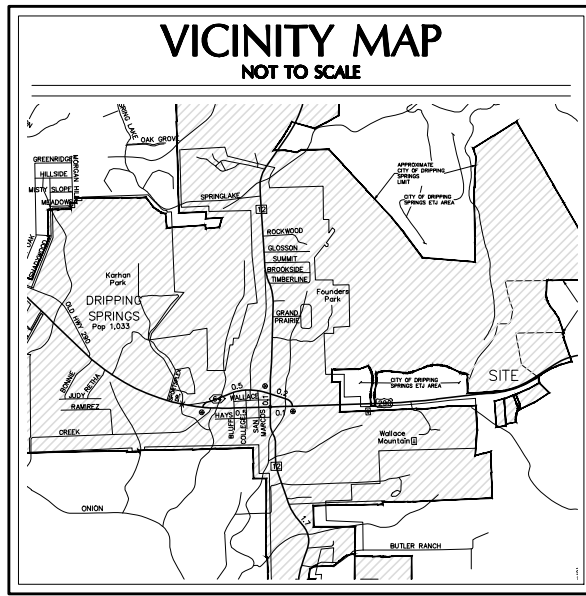
**FLOODPLAIN NOTE:**  
THIS PROPERTY IS LOCATED WITHIN ZONE UNSHADED "X", AS SHOWN ON F.I.R.M. PANEL NO. 48209C0105F, HAYS COUNTY, EFFECTIVE MAP REVISED DATE 9/2/2005 AND F.I.R.M. PANEL NO. 48209C0108F, HAYS COUNTY, TEXAS EFFECTIVE MAP REVISED DATE 9/2/2005.

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.

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

**Civil Engineering // Entitlements // Geospatial**  
7401 B. Highway 71 W. Ste. 160  
Austin, TX 78735, Tel: (512)-583-2600  
www.doucetengineers.com  
TBPELS Firm Number: 3937  
TBPELS Firm Number: 10194551

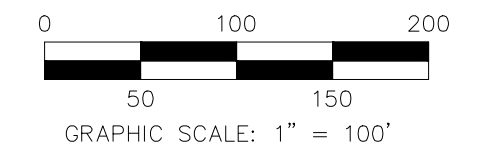
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Scale:	1" = 300'
Drawn by:	SWP
Reviewer:	DF
Project:	2511-001
Sheet:	1 OF 4
Field Book:	N/A
Party Chief:	ADM
Survey Date:	09/23/2022



**DOUCET**  
 Civil Engineering // Entitlements // Geospatial  
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 Austin, TX 78735, Tel: (512)-583-2600  
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 TBPES Firm Number: 3937  
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Reviewer:	DF
Project:	2511-001
Sheet:	2 OF 4
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Party Chief:	ADM
Survey Date:	09/23/2022

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



BORDIE PARTNERS, L.P.  
 CALLED 1.097 AC  
 VOL. 5086, PG. 174  
 O.P.R.H.C.T.

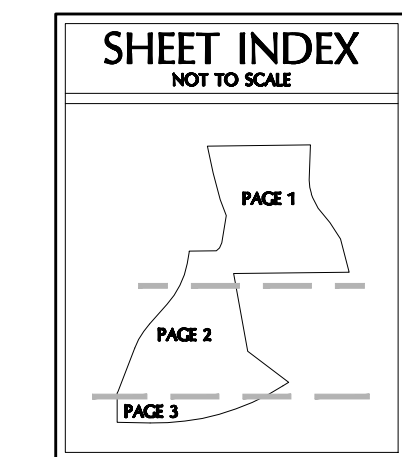
DESCRIBED AS  
 "SHARE NUMBER ONE"  
 VOL. 198, PG. 151  
 D.R.H.C.T.

**LEGEND**

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

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CYNOSURE CORPORATION  
 REMAINDER OF A  
 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  
 PHASE 1  
 DOC. NO. 18010223  
 P.R.H.C.T.

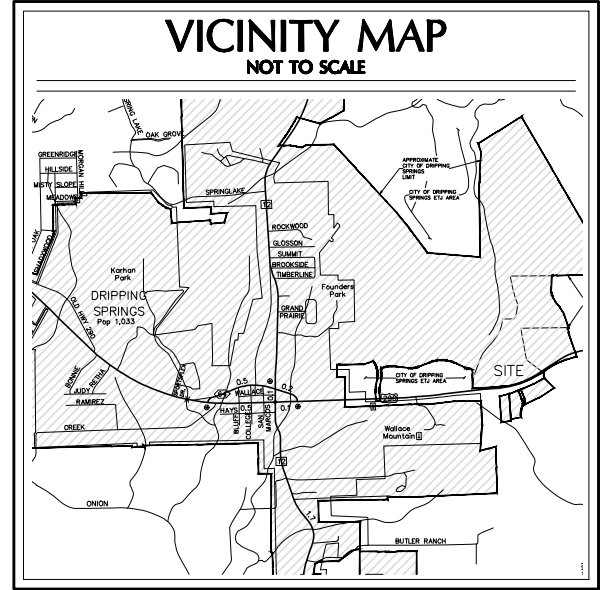
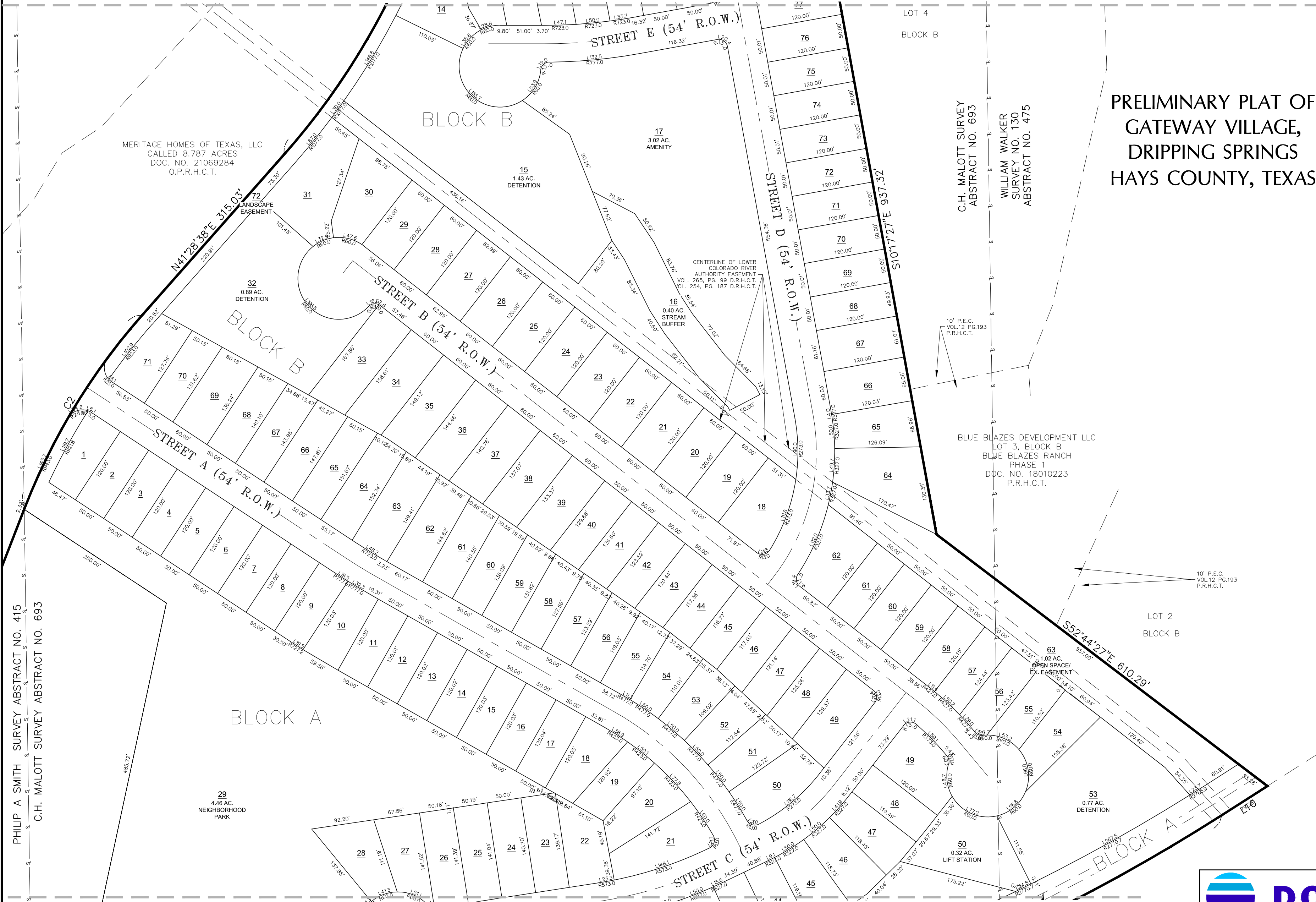
BLUE BLAZES DEVELOPMENT LLC  
 REMAINDER OF TRACT A-3  
 VISTA TRACT RANCH TRACT A  
 VOL. 14, PG. 12  
 P.R.H.C.T.

BLUE BLAZES DEVELOPMENT LLC  
 LOT 5, BLOCK A  
 BLUE BLAZES RANCH  
 PHASE 1  
 DOC. NO. 18010223  
 P.R.H.C.T.

BLUE BLAZES DEVELOPMENT LLC  
 LOT 4, BLOCK A  
 BLUE BLAZES RANCH  
 PHASE 1  
 DOC. NO. 18010223  
 P.R.H.C.T.

MATCHLINE SHEET 2

MATCHLINE SHEET 2



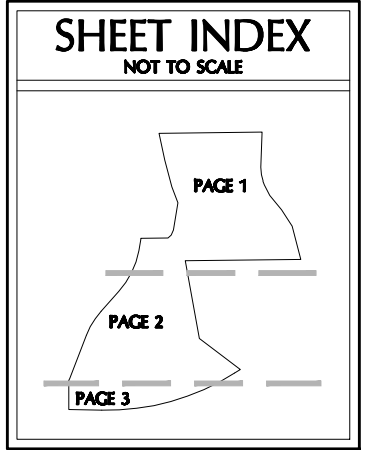
PRELIMINARY PLAT OF  
GATEWAY VILLAGE,  
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HAYS COUNTY, TEXAS

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PHILIP A SMITH SURVEY ABSTRACT NO. 415  
C.H. MALOTT SURVEY ABSTRACT NO. 693

C.H. MALOTT SURVEY  
ABSTRACT NO. 693

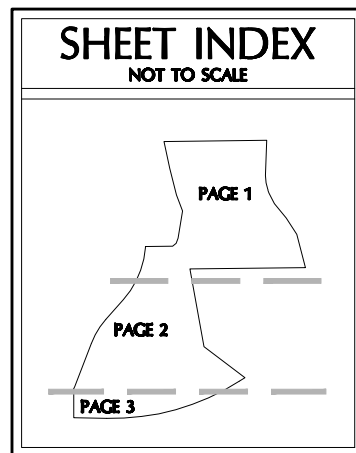
WILLIAM WALKER  
SURVEY NO. 130  
ABSTRACT NO. 475

BLUE BLAZES DEVELOPMENT LLC  
LOT 3, BLOCK B  
BLUE BLAZES RANCH  
PHASE 1  
DOC. NO. 18010223  
P.R.H.C.T.



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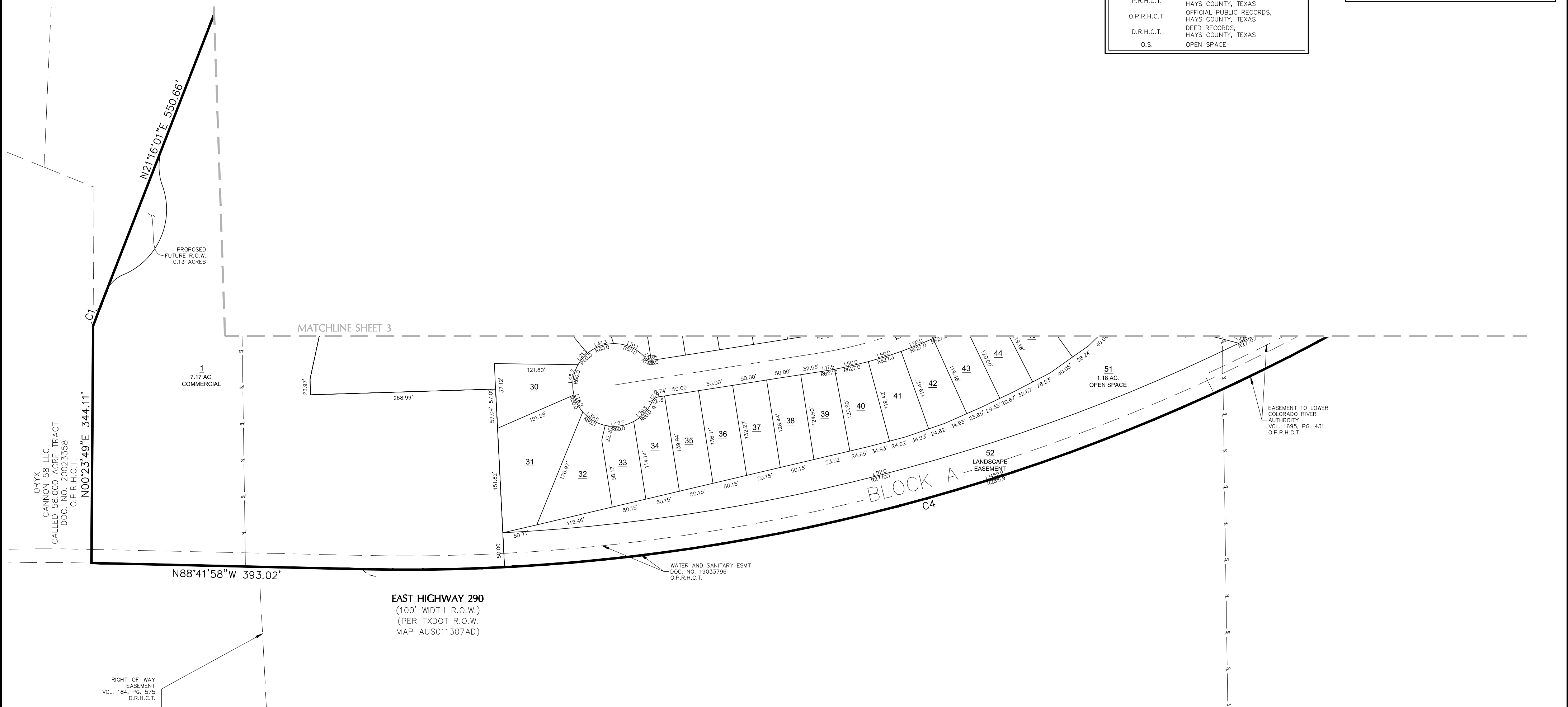
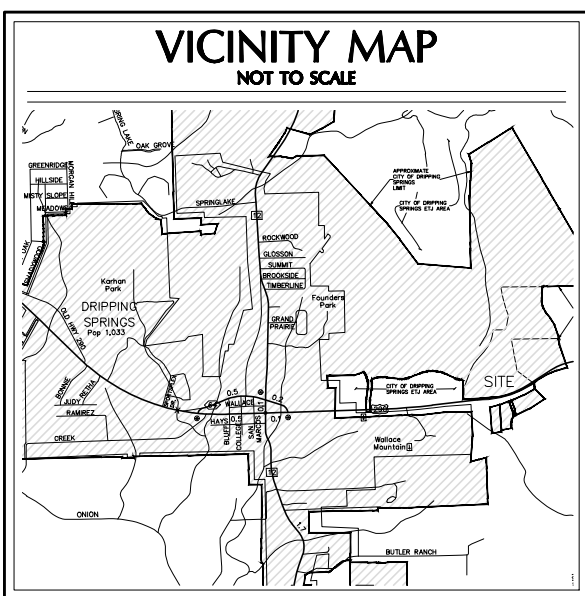


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O.S.	OPEN SPACE



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N04°33'35"E	12.95'
L2	N50°38'14"E	53.17'
L3	N21°13'11"E	64.75'
L4	S05°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°31'47"E	32.14'
L9	S27°26'26"E	141.35'
L10	S57°28'55"W	79.36'

**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	330.91'
C3	681.06'	1,057.00'	36°55'03"	N23°01'06"E	669.34'
C4	1,659.68'	2,814.79'	33°46'59"	S74°24'06"W	1,635.74'

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

**DOUCET**  
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