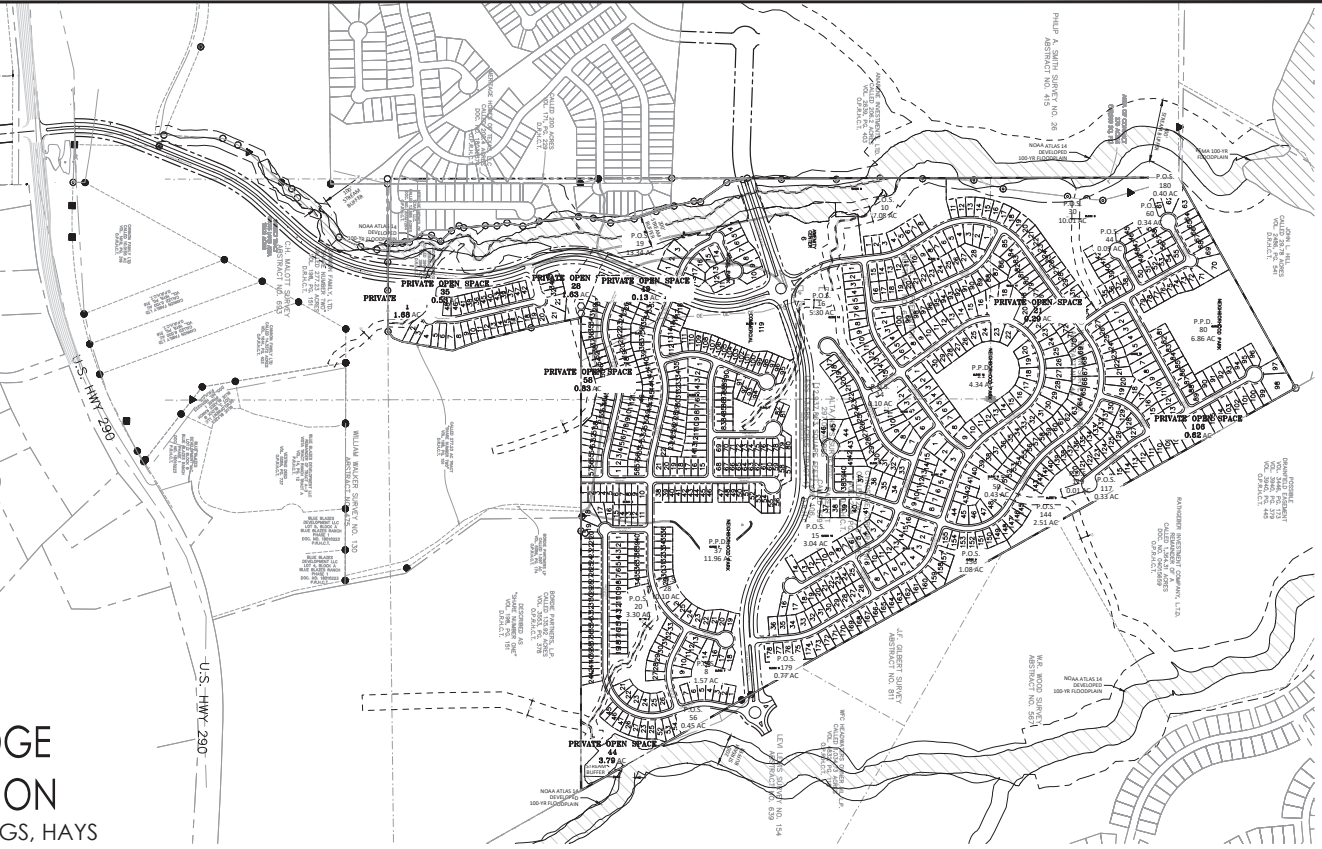


PARKLAND SUMMARY		
CATEGORY	DESCRIPTION	LOTR Area (AC)
< 1.0 AC	PRIVATE OPEN SPACE	1.35
	PRIVATE OPEN SPACE	2.58
	PRIVATE OPEN SPACE	4.49
	PUBLIC OPEN SPACE	5.56
	PUBLIC OPEN SPACE	7.28
	PUBLIC OPEN SPACE	9.44
	PUBLIC OPEN SPACE	9.60
	PRIVATE OPEN SPACE	9.106
	PUBLIC OPEN SPACE	9.117
	PUBLIC OPEN SPACE	9.119
PUBLIC OPEN SPACE	9.179	
PUBLIC OPEN SPACE	9.180	
PRIVATE OPEN SPACE	11.21	
PUBLIC OPEN SPACE	11.50	
PUBLIC OPEN SPACE	13.34	
TOTAL (< 1.0 AC)		5.42
1.0 - 2.0 AC	PRIVATE OPEN SPACE	2.1
	PUBLIC OPEN SPACE	2.28
	PUBLIC OPEN SPACE	7.8
TOTAL (1.0 - 2.0 AC)		5.96
2.0 - 5.0 AC	PRIVATE OPEN SPACE	5.44
	PUBLIC OPEN SPACE	6.20
	PUBLIC OPEN SPACE	9.344
	PUBLIC PARK	12.21
	PUBLIC OPEN SPACE	15.15
TOTAL (2.0 - 5.0 AC)		16.98
5.0 - 10.0 AC	PUBLIC OPEN SPACE	9.10
	PUBLIC PARK	9.8
	PUBLIC OPEN SPACE	14.16
	PUBLIC OPEN SPACE	15.74
TOTAL (5.0 - 10.0 AC)		38.83
> 10.0 AC	PUBLIC OPEN SPACE	3.19
	PUBLIC PARK	7.37
	PUBLIC OPEN SPACE	9.30
TOTAL (> 10.0 AC)		39.83
TOTAL PRIVATE AND PUBLIC PARKLAND		83.41

LOT SETBACKS	
FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'
R.O.W. WIDTHS	
LOCAL	50'
MINOR ARTERIAL	114'
PAVEMENT WIDTHS	
LOCAL	30'
MINOR ARTERIAL	24'

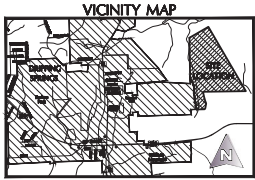
# WILD RIDGE SUBDIVISION

## DRIPPING SPRINGS, HAYS COUNTY, TEXAS



**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- SIGN
- ⊖ POWER POLE
- ⊖ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



SITE DATA TABLE	
TOTAL SITE AREA	283.4 AC
RESIDENTIAL LOTS A (40' x 120')	255
RESIDENTIAL LOTS B (45' x 120')	94
RESIDENTIAL LOTS C (50' x 120')	321
RESIDENTIAL LOTS D (60' x 120')	203
TOTAL RESIDENTIAL LOTS	863
PUBLIC PARK	3
PUBLIC OPEN SPACE	19
PRIVATE OPEN SPACE	8
STREET R.O.W.	39,764 LF
NUMBER OF BLOCKS	18

TOTAL PHASE ONE AREA	130.3 AC
RESIDENTIAL LOTS A (40' x 120')	108
RESIDENTIAL LOTS B (45' x 120')	45
RESIDENTIAL LOTS C (50' x 120')	120
RESIDENTIAL LOTS D (60' x 120')	73
PUBLIC PARK	0
PUBLIC OPEN SPACE	7
PRIVATE OPEN SPACE	5

TOTAL PHASE TWO AREA	88.8 AC
RESIDENTIAL LOTS A (40' x 120')	95
RESIDENTIAL LOTS B (45' x 120')	0
RESIDENTIAL LOTS C (50' x 120')	125
RESIDENTIAL LOTS D (60' x 120')	74
PUBLIC PARK	2
PUBLIC OPEN SPACE	3
PRIVATE OPEN SPACE	1

TOTAL PHASE THREE AREA	29.8 AC
RESIDENTIAL LOTS A (40' x 120')	52
RESIDENTIAL LOTS B (45' x 120')	39
RESIDENTIAL LOTS C (50' x 120')	25
RESIDENTIAL LOTS D (60' x 120')	0
PUBLIC PARK	0
PUBLIC OPEN SPACE	4
PRIVATE OPEN SPACE	1

TOTAL PHASE FOUR AREA	34.5 AC
RESIDENTIAL LOTS A (40' x 120')	0
RESIDENTIAL LOTS B (45' x 120')	0
RESIDENTIAL LOTS C (50' x 120')	51
RESIDENTIAL LOTS D (60' x 120')	56
PUBLIC PARK	1
PUBLIC OPEN SPACE	5
PRIVATE OPEN SPACE	1

**OWNER/DEVELOPER:** MERITAGE HOMES  
6920 BUSINESS PARK DRIVE, SUITE 300  
AUSTIN, TEXAS 78759  
(512) 858-6474

**CONTACT:** ELLIOTT JONES, DIVISION VICE PRESIDENT

**ENGINEER:** DOUCET & ASSOCIATES  
7401 B HWY 71 WEST, SUITE 160  
AUSTIN, TEXAS 78728  
(512) 583-2600

**CONTACT:** RICHARD PHAM, PE

**LAND SURVEY:** DOUCET & ASSOCIATES, INC.  
7401 B HWY 71 WEST, SUITE 160  
AUSTIN, TEXAS 78728  
(512) 583-2600

**CONTACT:** DILLON FUGATE, RPLS.

**UTILITY PROVIDERS:** WATER: WEST TRAVIS COUNTY PUA  
WASTEWATER: CITY OF DRIPPING SPRINGS  
ELECTRIC: FERRARIS ELECTRICAL COOPERATIVE  
TELEPHONE: FRONTIER COMMUNICATIONS  
GAS: TEXAS GAS SERVICE

**JURISDICTION:** CITY OF DRIPPING SPRINGS

**LEGAL DESCRIPTION:** BEING A 283.427 ACRES [12,346,088 SQUARE FEET] TRACT OF LAND OUT OF THE LV. DAVIS, JR. PREEMPTION SURVEY, ABSTRACT NUMBER 673, AND THE EDWARD W. BROWN SURVEY NUMBER 126, ABSTRACT NUMBER 44, HAYS COUNTY, TEXAS, SAID 283.427 ACRES BEING A PORTION OF A CALLED 291-1/3 ACRE TRACT, DESCRIBED TO CYNIGURE CORPORATION, AS RECORDED IN VOLUME 258, PAGE 123 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS [TRACT], AND BEING OUT OF A CALLED 999 ACRE TRACT DESCRIBED IN VOLUME 106, PAGE 31 [TRACT].

**SITE AREA:** 283.4 ACRES

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

**FLOODPLAIN:** ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS, COMMUNITY PANEL NUMBER 4802092106F AND 4802092106E, DATED SEPTEMBER 2, 2003, NO PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN THE 100-YEAR FLOOD PLAIN.

**SUBMITTED BY:** RICHARD PHAM, PE

**ORIGINAL SUBMITTAL DATE:** FEBRUARY 18, 2022

STREET NAME	R.O.W.	PAVEMENT	C&G	CL LENGTH	SIDEWALK
SHADOW RIDGE PARKWAY	114'	24' EACH DIRECTION	Y	3,468 LF	5' WIDE SIDEWALK & 30' TRAIL
WILD RIDGE BOULEVARD	114'	24' EACH DIRECTION	Y	5,159 LF	5' WIDE SIDEWALK & 10' TRAIL
BIG COW PASS	50'	30'	Y	290 LF	BOTH SIDES 5' WIDE
BUFFALO BAYOU WAY	50'	30'	Y	991 LF	BOTH SIDES 5' WIDE
CALAMITY CREEK WAY	50'	30'	Y	2,343 LF	BOTH SIDES 5' WIDE
CHORE CANYON PASS	50'	30'	Y	290 LF	BOTH SIDES 5' WIDE
EAGLEHEAD ROAD	50'	30'	Y	3,252 LF	BOTH SIDES 5' WIDE
FANTHROP COURT	50'	30'	Y	307 LF	BOTH SIDES 5' WIDE
FORT BOGGY RUN	50'	30'	Y	1,316 LF	BOTH SIDES 5' WIDE
GOOSE ISLAND DRIVE	50'	30'	Y	5,162 LF	BOTH SIDES 5' WIDE
HONEY BEAR COVE	50'	30'	Y	439 LF	BOTH SIDES 5' WIDE
RAINFATHER ROAD	50'	30'	Y	1,477 LF	BOTH SIDES 5' WIDE
MISTY RIDGE BEND	50'	30'	Y	1,116 LF	BOTH SIDES 5' WIDE
MOUNTAIN VALLEY TRAIL	50'	30'	Y	4,252 LF	BOTH SIDES 5' WIDE
PINEHURST LANE	50'	30'	Y	1,269 LF	BOTH SIDES 5' WIDE
POSSUM KINGDOM RUN	50'	30'	Y	1,527 LF	BOTH SIDES 5' WIDE
RAINY CREEK DRIVE	50'	30'	Y	825 LF	BOTH SIDES 5' WIDE
SHOAL CREEK LANE	50'	30'	Y	1,403 LF	BOTH SIDES 5' WIDE
SIMKINS PASS	50'	30'	Y	1,044 LF	BOTH SIDES 5' WIDE
TAWAKONI TRAIL	50'	30'	Y	431 LF	BOTH SIDES 5' WIDE
TWIN ANTLER CIRCLE	50'	30'	Y	1,224 LF	BOTH SIDES 5' WIDE
VILLAGE CREEK PLAZA	50'	30'	Y	771 LF	BOTH SIDES 5' WIDE
WINDY LANE	50'	30'	Y	841 LF	BOTH SIDES 5' WIDE
ZARAGOZA WAY	50'	30'	Y	567 LF	BOTH SIDES 5' WIDE

- NOTES:**
- ALL PROPOSED MINOR ARTERIAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 5' WIDE CONCRETE SIDEWALK ALONG ONE SIDE OF THE STREET, AND A 3' 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 PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
  - UTILITIES WILL BE PROVIDED BY THE FOLLOWING:  
WATER: WEST TRAVIS COUNTY PUA  
WASTEWATER: CITY OF DRIPPING SPRINGS  
ELECTRICITY: T.G.S.  
GAS: TEXAS GAS SERVICE
  - FINAL DETERMINATION FOR EASEMENTS TO BE DETERMINED WITH FINAL PLAN AND CONSTRUCTION PLANS.
  - STORM WATER SHALL BE COLLECTED VIA DRAINAGE EASEMENTS.
  - DESIGN STANDARDS PER CITY OF DRIPPING SPRINGS STANDARDS AND PUD #13 (ORDINANCE NO. 2021-31).
  - A 10% 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 PROMISE ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
  - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
  - 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 PUD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT.
  - A PROPERTY OWNERS ASSOCIATION WILL BE CREATED BY RESTRICTIVE COVENANTS AND MUST BE SUBMITTED TO THE CITY AT THE TIME OF FINAL PLAN.
  - STREET LIGHTING WILL COMPLY WITH LIGHTING ORDINANCE (SDA 3.111).
  - CONSTRUCTION ACCESS SHALL BE VIA US HWY 290.

STATE OF TEXAS  
COUNTY OF HAYS  
CITY OF DRIPPING SPRINGS

THIS PRELIMINARY PLAN, WILD RIDGE SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_

PER CHAIR OR VICE CHAIR

ANDREA CUNNINGHAM, CITY SECRETARY

**DOUCET**  
City Engineers / Estimators / Geographers  
7401 B Highway 71 W, Ste. 160  
Austin, TX 78728, Tel: (512) 583-2600  
www.doucet.com  
LIC# 00000000000000000000000000000000  
EPELS Firm Number: 1010880

OVERALL PRELIMINARY PLAN

MERITAGE HOMES, LLC.  
WILD RIDGE SUBDIVISION  
PRELIMINARY PLAN  
DRIPPING SPRINGS, HAYS COUNTY, TX 78620

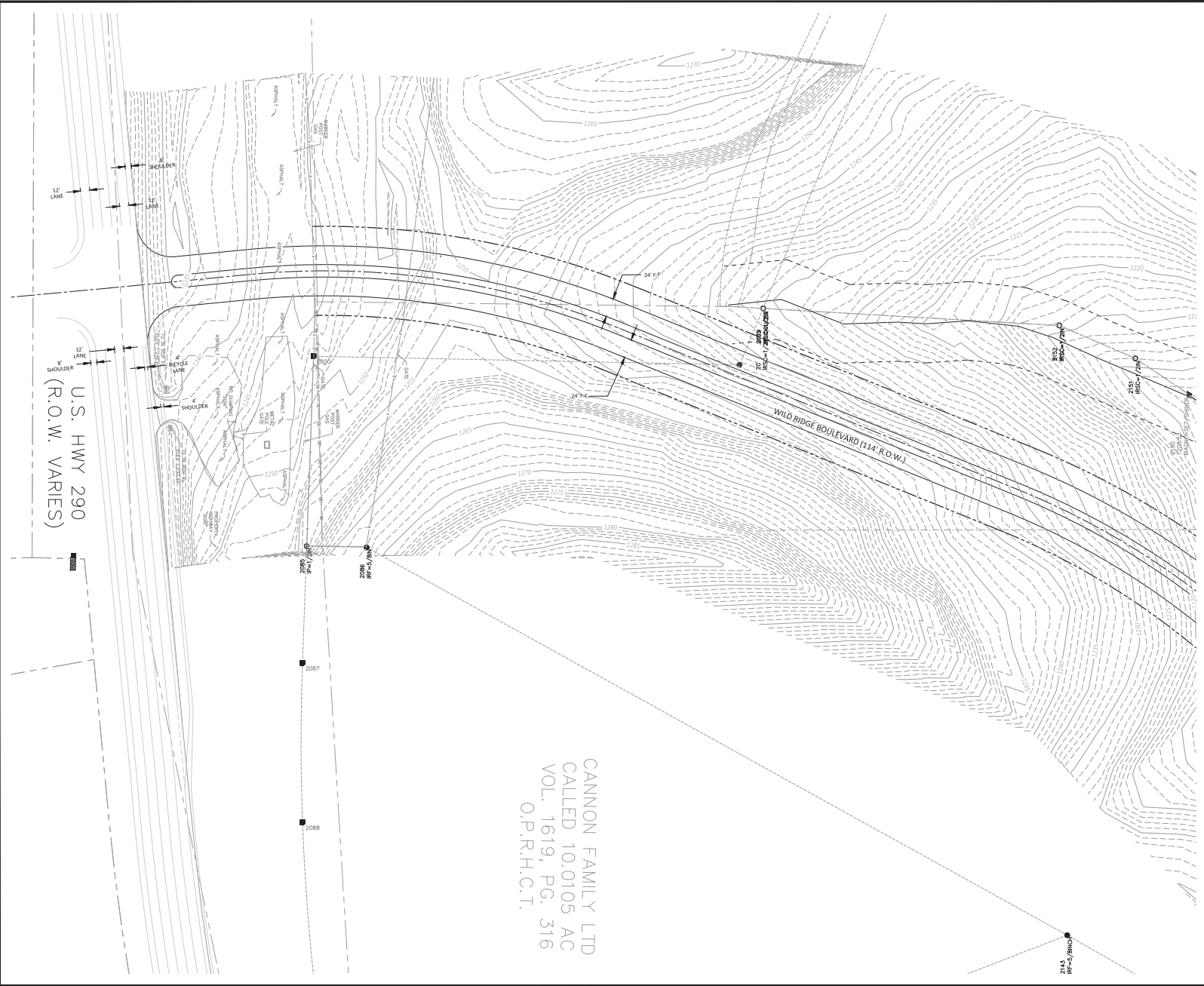
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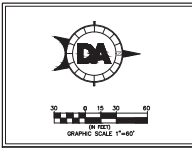
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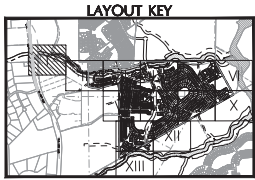


CANNON FAMILY LTD  
 CALLED 10.0105 AC  
 VOL. 1619, PG. 316  
 O.P.R.H.C.T.



**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊕ POWER POLE
- ⬇ DOWN GUY
- - - SUBDIVISION BOUNDARY
- - - LOT LINES
- - - BUILDING SETBACK LINE
- - - EASEMENTS
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED FACE OF CURB
- - - EXISTING CONTOURS
- - - P.P.D. PUBLIC PARKLAND DEDICATION
- - - P.O.S. PUBLIC OPEN SPACE



**LOT SETBACKS**

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

**R.O.W. WIDTHS**

LOCAL MINOR ARTERIAL	50'
LOCAL	114'

**PAVEMENT WIDTHS**

LOCAL	30'
LOCAL MINOR ARTERIAL	24'

**DOUCET**  
 Civil Engineers / Planners / Geographers  
 740 S. Highway 71 W. Ste. 110  
 Austin, TX 78735, Tel: (512) 583-2400  
 Email: doucet@doacet.com  
 TRS Firm Number: 9337  
 TP&ES Firm Number: 1010800

PRELIMINARY PLAT I

**MERITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620



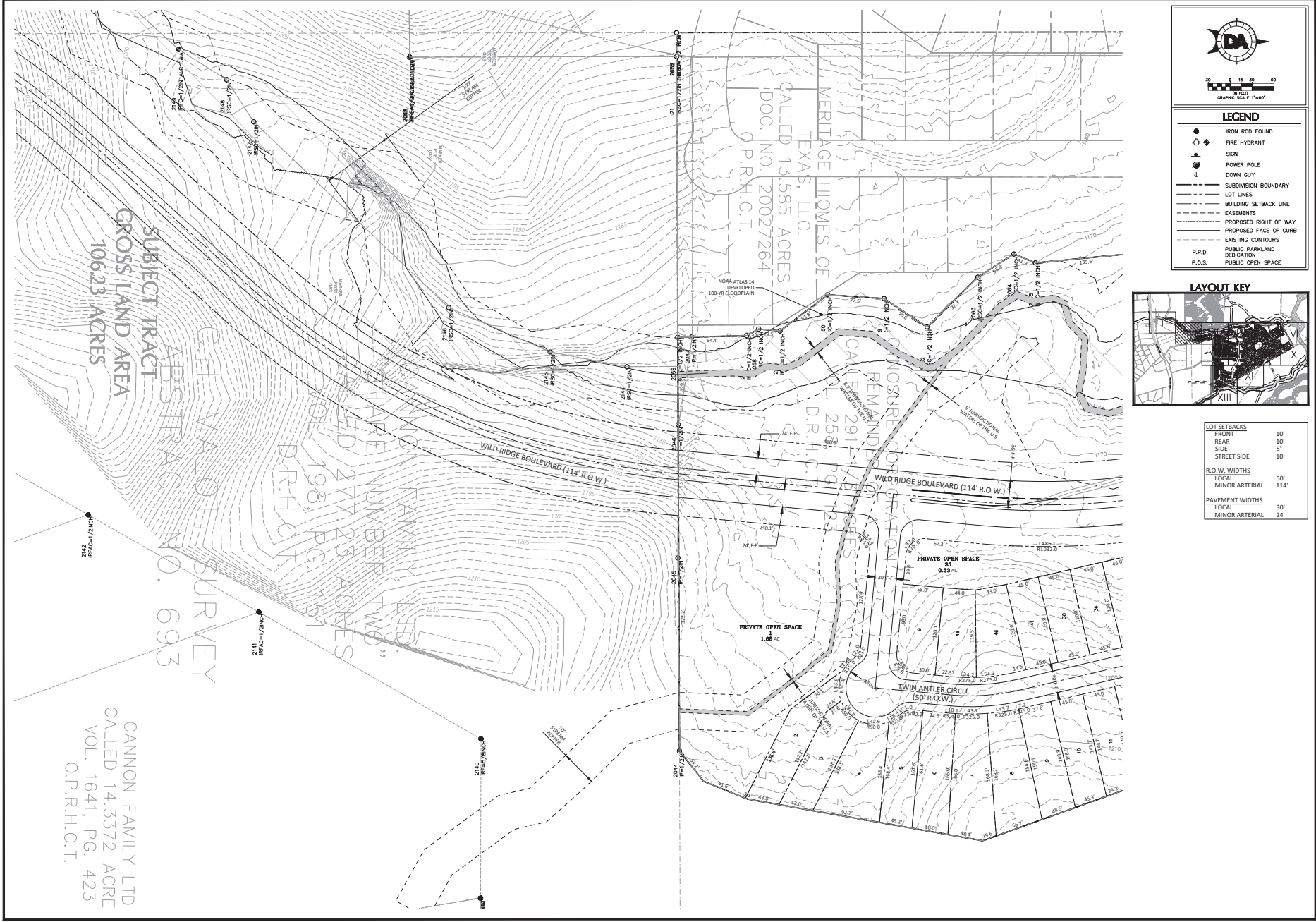
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SHEET  
 2

Project No.: 1691-005



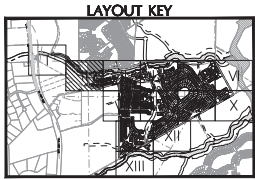
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**DA**  
 CIVIL ENGINEERS / ARCHITECTS / GEODETIC SURVEYORS  
 1403 B. Highway 71 W. Ste. 140  
 Austin, TX 78752, Tel: (512) 583-2400  
 www.doucet.com  
 EPELS Firm Number: 1010880

**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊕ POWER POLE
- ⊕ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



**LOT SETBACKS**

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

**R.O.W. WIDTHS**

LOCAL	50'
MINOR ARTERIAL	114'

**PAVEMENT WIDTHS**

LOCAL	30'
MINOR ARTERIAL	24'

**DOUCET**  
 CIVIL ENGINEERS / ARCHITECTS / GEODETIC SURVEYORS  
 1403 B. Highway 71 W. Ste. 140  
 Austin, TX 78752, Tel: (512) 583-2400  
 www.doucet.com  
 EPELS Firm Number: 1010880

**PRELIMINARY PLAT II**

**MERITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620

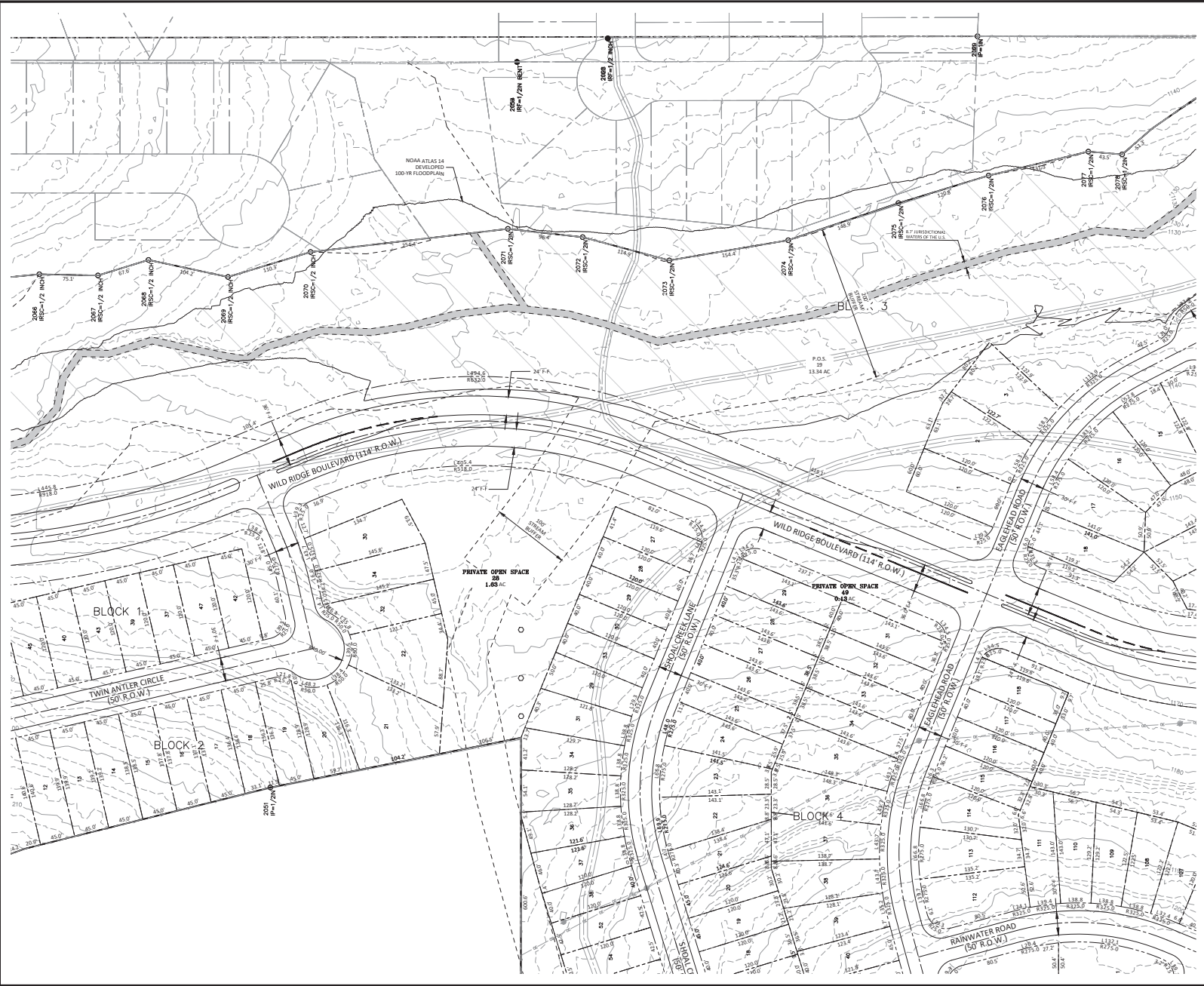
**RICHARD PHAM**  
 LICENSED PROFESSIONAL ENGINEER  
 142275  
 8/26/2025


Designed: RP  
 Drawn: EGJW/AD  
 Reviewed: CR  
 Date:

**SHEET**  
**3**

Project No.: 1691-005

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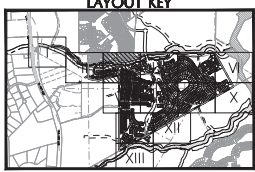




GRAPHIC SCALE 1"=40'

**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊖ POWER POLE
- ⊥ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



**LOT SETBACKS**

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

**R.O.W. WIDTHS**

LOCAL	50'
MINOR ARTERIAL	114'

**PAVEMENT WIDTHS**

LOCAL	30'
MINOR ARTERIAL	24'

**DOUCET**  
 Civil Engineers / Architects / Geospatial  
 1403 S. Highway 71 W. Ste. 140  
 Austin, TX 78735, Tel: (512) 583-2400  
 1845 Fm 1960, Suite 100  
 EPELS Firm Number: 1010800

**PRELIMINARY PLAT III**

**MERITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620



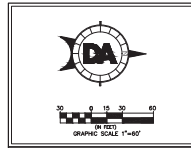
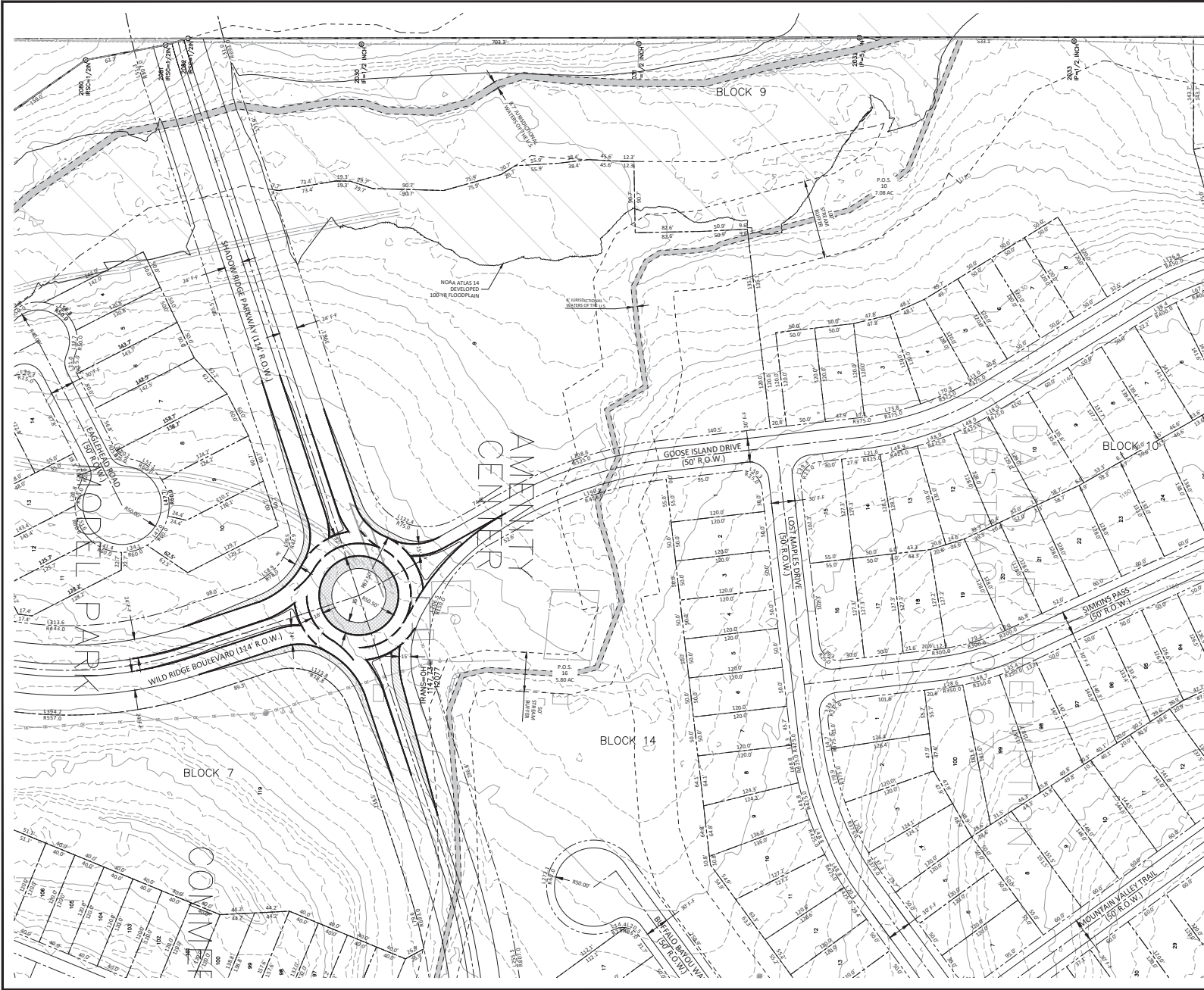
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**SHEET 4**

Project No.: 1691-005

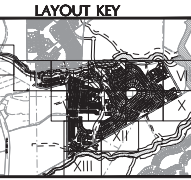


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 Plot Scale: 1"=40'



**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- EXISTING PAVEMENT
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



**LOT SETBACKS**

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

**R.O.W. WIDTHS**

LOCAL	50'
MINOR ARTERIAL	114'

**PAVEMENT WIDTHS**

LOCAL	30'
MINOR ARTERIAL	24'

**DOUCET**  
 Civil Engineers / Estimators / Geospatial  
 1403 S. Highway 71 W. Ste. 110  
 Austin, TX 78735, Tel: (512) 283-2400  
 Email: doucet@doacet.com  
 TXPELS Firm Number: 1010800

**PRELIMINARY PLAT IV**

**MERITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620

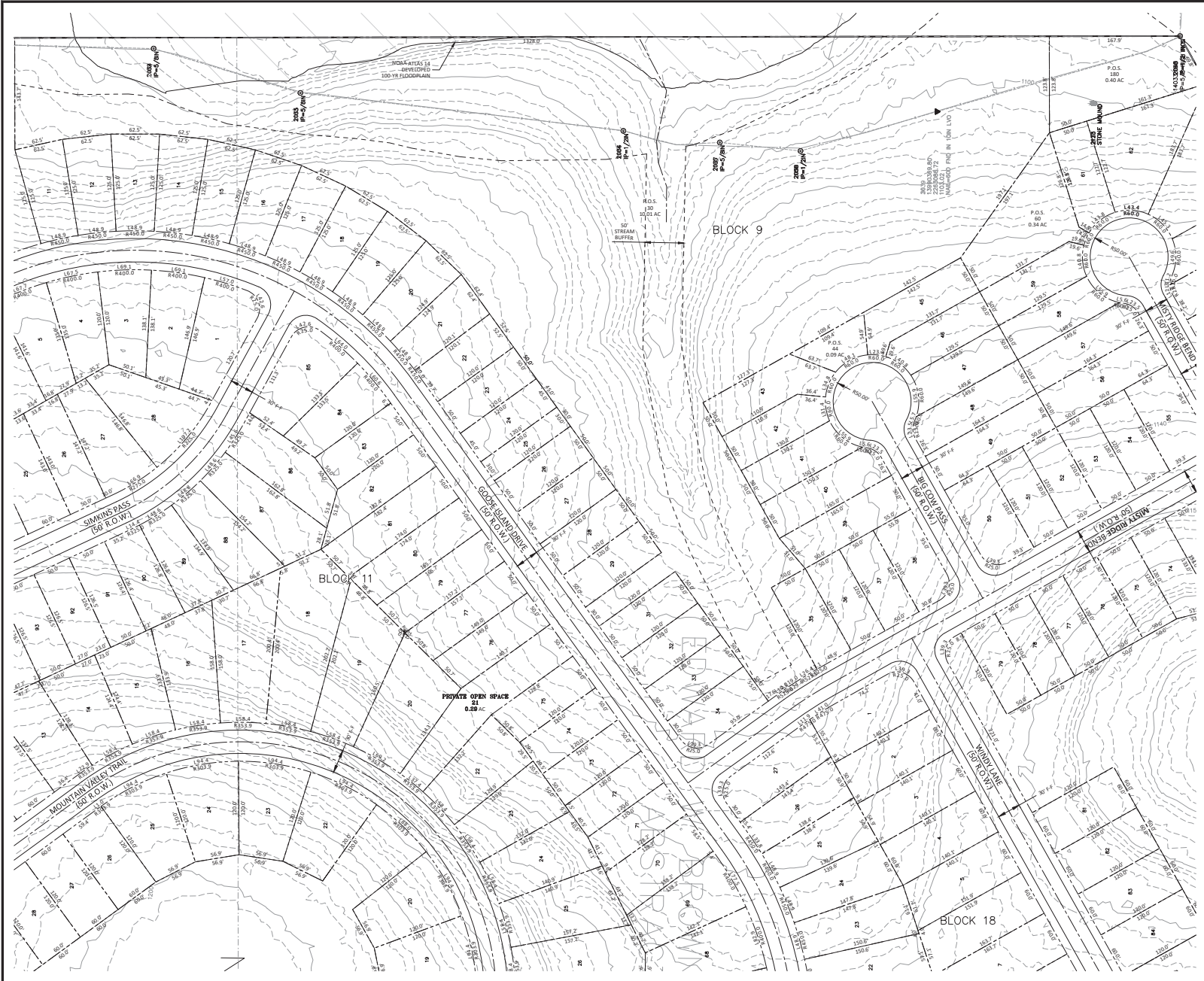


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**SHEET**  
**5**

Project No.: 1691-005

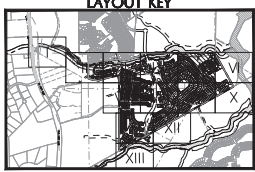
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**DA**  
 1" = 40'  
 GRAPHIC SCALE 1"=40'

**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- EXISTING PAVEMENT
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



**LOT SETBACKS**

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

**R.O.W. WIDTHS**

LOCAL	50'
MINOR ARTERIAL	114'

**PAVEMENT WIDTHS**

LOCAL	30'
MINOR ARTERIAL	24'

**DOUCET**  
 Civil Engineers / Estimators / Geospatial  
 7403 S. Highway 71 W. Ste. 110  
 Austin, TX 78735, Tel: (512) 583-2400  
 Email: doucet@doCKET.com  
 1845 Firm Number: 1845  
 EPBLS Firm Number: 1010800

**PRELIMINARY PLAT V**

**MERITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620



Designed: RP  
 Drawn: EQJW/AD  
 Reviewed: CR  
 Date: 9/26/2023

**SHEET**  
**6**

Project No.: 1691-005



Drawing: C:\pwworking\merritt\p1691005\1691005.PDF  
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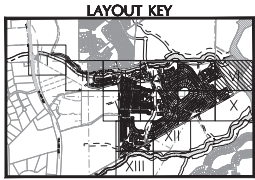


**DA**

30 0 30 60  
 FEET  
 GRAPHIC SCALE 1"=40'

**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



LOT SETBACKS	
FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'
R.O.W. WIDTHS	
LOCAL	50'
MINOR ARTERIAL	114'
PAVEMENT WIDTHS	
LOCAL	30'
MINOR ARTERIAL	24'

JOHN L. HILL  
 CALLED 29.78 ACRES  
 VOL. 2486, PG. 541  
 D.R.H.C.T.

**DOUCET**  
 Civil Engineers / Architects / Geospatial  
 740 S. Highway 71 W. Ste. 110  
 Austin, TX 78725, Tel: (512) 283-2400  
 Email: doucet@doacet.com  
 TXE Firm Number: 7937  
 TPES Firm Number: 1010800

PRELIMINARY PLAT VI

---

**MERITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620

9/26/2023

**RICHARD PHAM**  
 142275  
 LICENSED PROFESSIONAL ENGINEER

Designed: RP  
 Drawn: EGJW/AD  
 Reviewed: CG  
 Date:

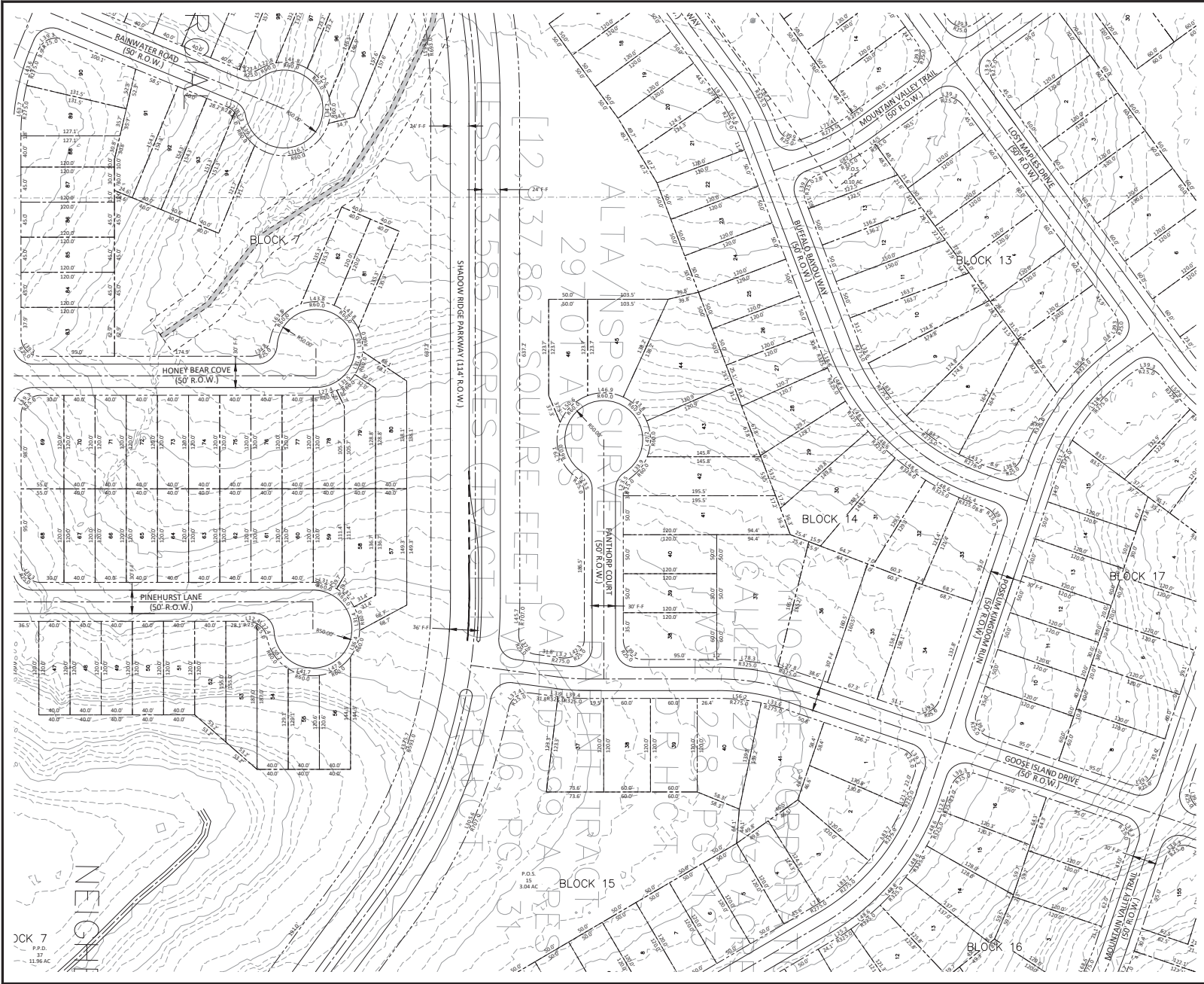
SHEET  
**7**


Project No.:  
 1691-005



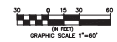


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 Date: 08/24/2023  
 User: RICHARD PHAM  
 Title: PRELIMINARY PLAT  
 Project: 1691-005





**DA**  
 DESIGN ASSOCIATES




GRAPHIC SCALE 1"=30'

**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE

**LAYOUT KEY**



LOT SETBACKS	
FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'
R.O.W. WIDTHS	
LOCAL	50'
MINOR ARTERIAL	114'
PAVEMENT WIDTHS	
LOCAL	30'
MINOR ARTERIAL	24'

**DOUCET**  
 Civil Engineers / Estimators / Geographers  
 1403 S. Highway 71 W. Ste. 140  
 Austin, TX 78725, Tel: (512) 283-2400  
 Email: doucet@dooucet.com  
 1845 Form Number: 10/97  
 TP&ES Form Number: 1010800

**PRELIMINARY PLAT VIII**

**MERITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620

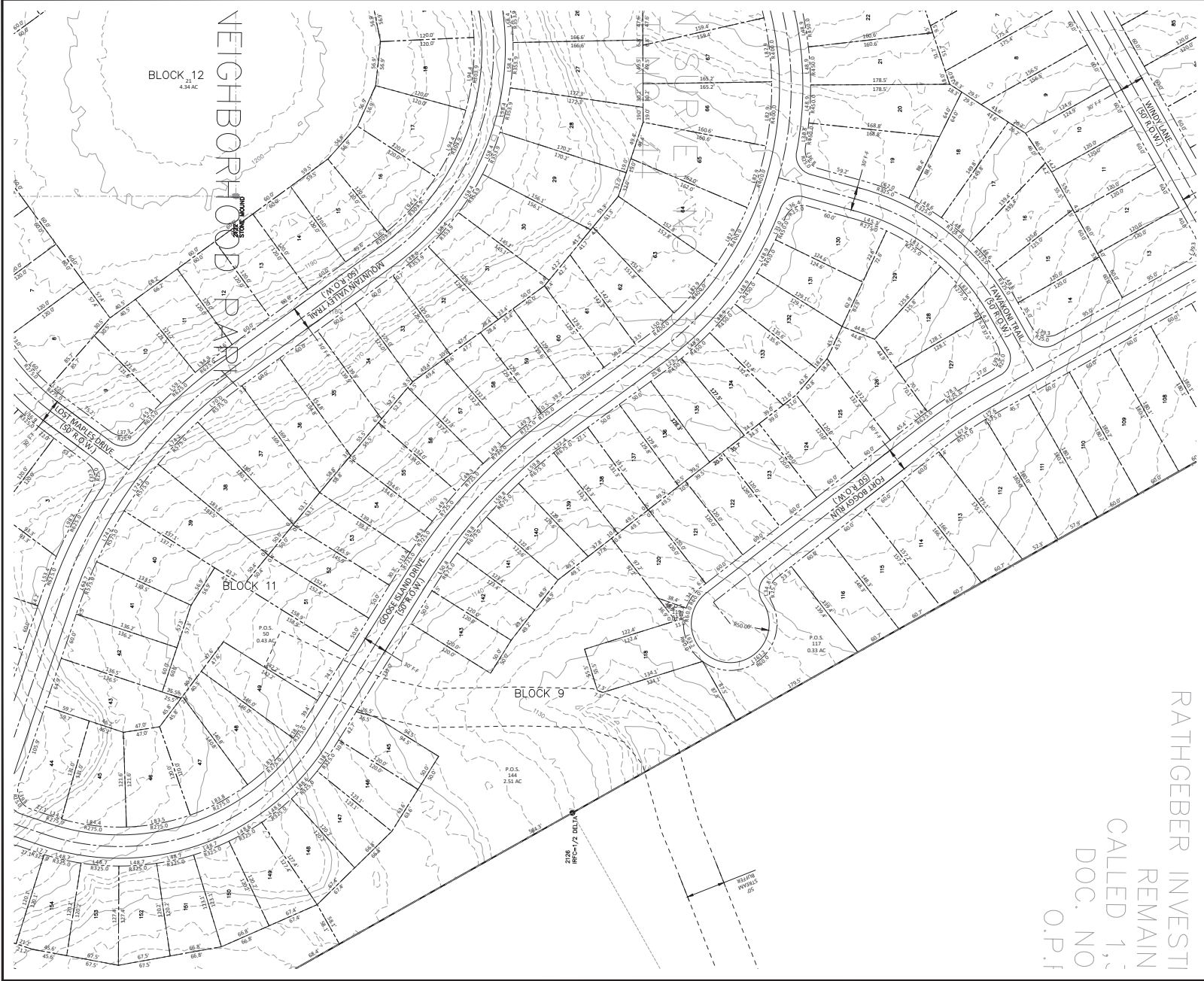



Designed: RP  
 Drawn: EGU/AD  
 Reviewed: CR  
 Date:

**SHEET**  
**9**

Project No.: 1691-005

Drawing: C:\pwworking\merritt\p1691005\1691005.PDF  
 User: RPHAM Date: 06/27/2025  
 Plot: 1691005.dwg Plot No.: 1691005

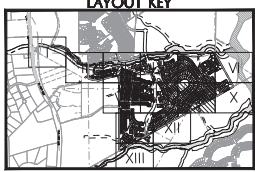




GRAPHIC SCALE 1"=40'

**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ DOWN GUY
- - - SUBDIVISION BOUNDARY
- - - LOT LINES
- - - BUILDING SETBACK LINE
- - - EASEMENTS
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED FACE OF CURB
- - - EXISTING CONTOURS
- - - EXISTING PAVEMENT
- - - P.P.D.
- - - P.D.S.
- - - PUBLIC OPEN SPACE



**LOT SETBACKS**

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

**R.O.W. WIDTHS**

LOCAL	50'
MINOR ARTERIAL	114'

**PAVEMENT WIDTHS**

LOCAL	30'
MINOR ARTERIAL	24'

**DOUCET**  
 Civil Engineers / Estimators / Geographers  
 1403 S. Highway 71 W. Ste. 140  
 Austin, TX 78735, Tel: (512) 283-2400  
 Email: doucet@doacet.com  
 TXE Firm Number: 937  
 TP&ES Firm Number: 1010800

**PRELIMINARY PLAT IX**

**MERITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620




Designed: RPH
Drawn: EGJ/AD
Reviewed: CG
Date: 06/26/2025
<b>SHEET</b>
<b>10</b>
Project No.: 1691-005

RATHEBER INVESTI  
 REMAIN  
 CALLED 1,  
 DOC. NO  
 O.P.F



Drawing: C:\pwworking\chambers\p14\p14021216\1691005.P14.dwg  
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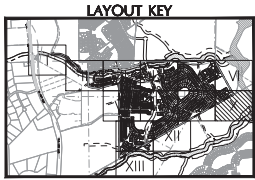




GRAPHIC SCALE 1"=40'

**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE




<b>LOT SETBACKS</b>	
FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'
<b>R.O.W. WIDTHS</b>	
LOCAL	50'
MINOR ARTERIAL	114'
<b>PAVEMENT WIDTHS</b>	
LOCAL	30'
MINOR ARTERIAL	24'

**DOUCET**  
 Civil Engineers / Planners / Geographers  
 740 S. Highway 71 W. Ste. 110  
 Austin, TX 78725, Tel: (512) 283-2400  
 Email: doucet@doCKET.com  
 TXE Firm Number: 1937  
 TP&ES Firm Number: 1010800

**PRELIMINARY PLAT X**

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**MERITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620



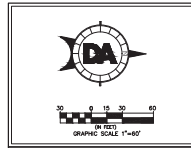
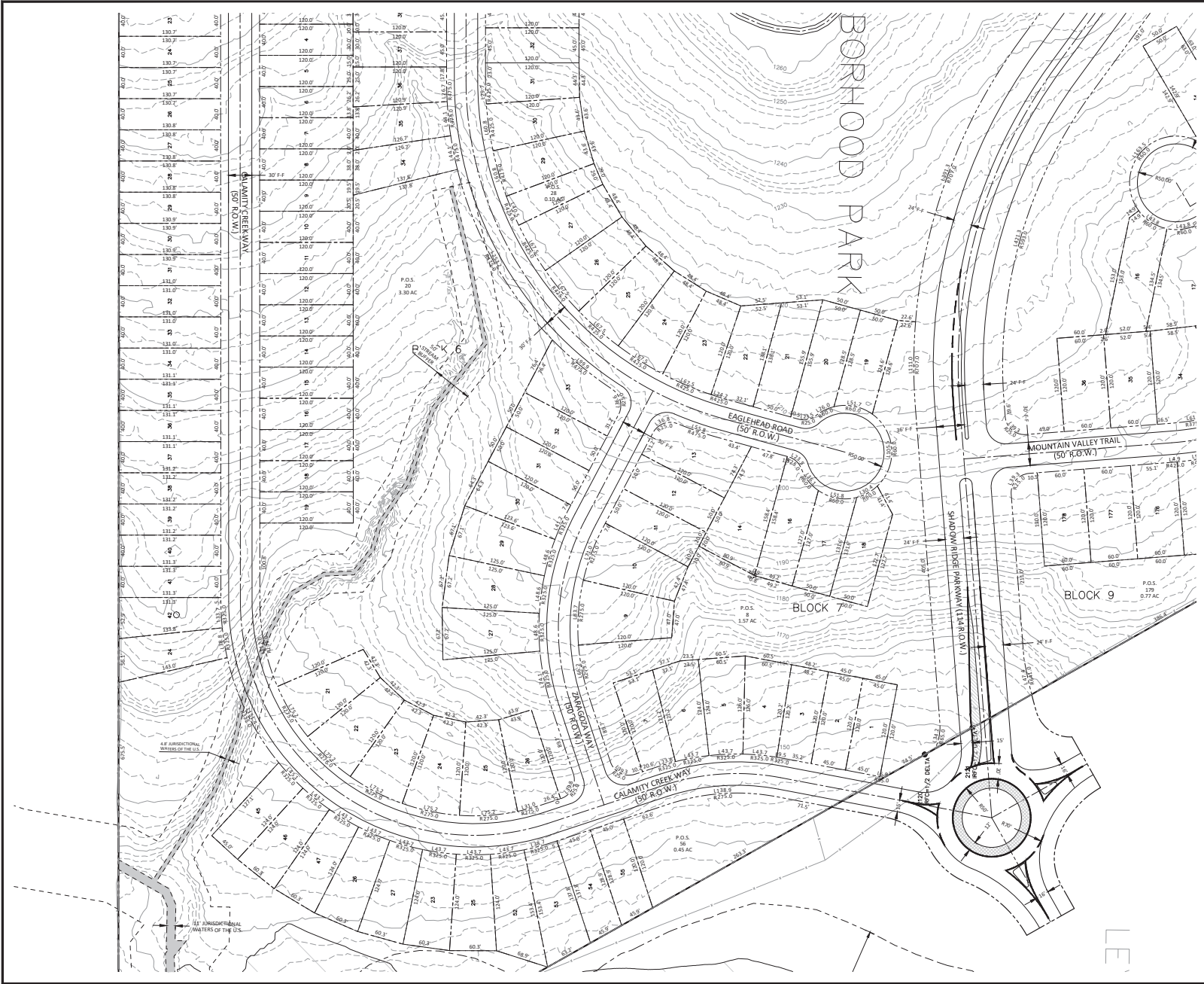
9/26/2017

Designed	RP
Drawn	EGJW/AD
Reviewed	CG
Date	

**SHEET**  
**11**

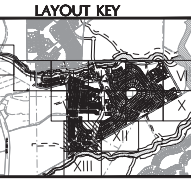
Project No.:  
 1691-005

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**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊖ POWER POLE
- ↓ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- EXISTING CONTOURS
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



**LOT SETBACKS**

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

**R.O.W. WIDTHS**

LOCAL	50'
MINOR ARTERIAL	114'

**PAVEMENT WIDTHS**

LOCAL	30'
MINOR ARTERIAL	24'

**DOUCET**  
 Civil Engineers / Architects / Geospatial  
 1403 S. Highway 71 W. Ste. 140  
 Austin, TX 78735, Tel: (512) 283-2400  
 Email: doucet@doCKET.com  
 1845 Firm Number: 1937  
 EPBLS Firm Number: 1010800

**PRELIMINARY PLAT XI**

**MERITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620



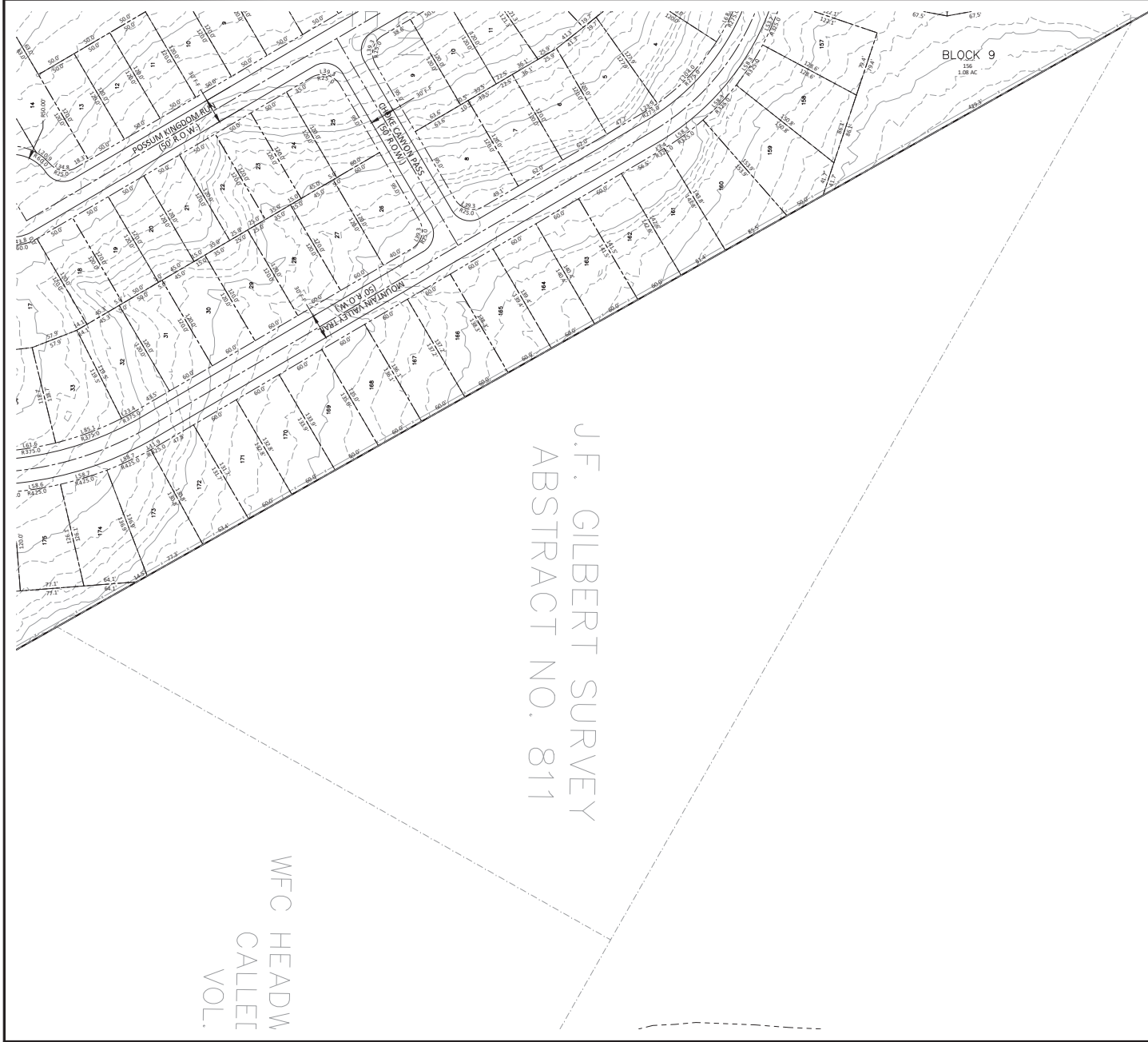
Designed: RP  
 Drawn: EQJW/AD  
 Reviewed: CR  
 Date:

**SHEET 12**


Project No.: 1691-005



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 Plot: 1691005.ctb, 11.000 x 17.000 in



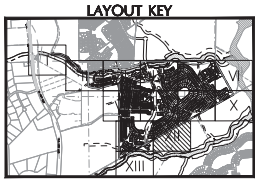
WFC HEADW  
 CALLET  
 VOL.



GRAPHIC SCALE 1"=40'

**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



<b>LOT SETBACKS</b>	
FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'
<b>R.O.W. WIDTHS</b>	
LOCAL	50'
MINOR ARTERIAL	114'
<b>PAVEMENT WIDTHS</b>	
LOCAL	30'
MINOR ARTERIAL	24'

**DOUCET**  
 Civil Engineers / Architects / Geospatial  
 7403 S. Highway 71 W. Ste. 110  
 Austin, TX 78735, Tel: (512) 283-2400  
 Email: doucet@doCKET.com  
 TPELS Firm Number: 71937  
 TPELS Firm Number: 1010800

PRELIMINARY PLAT XII

**MERITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620

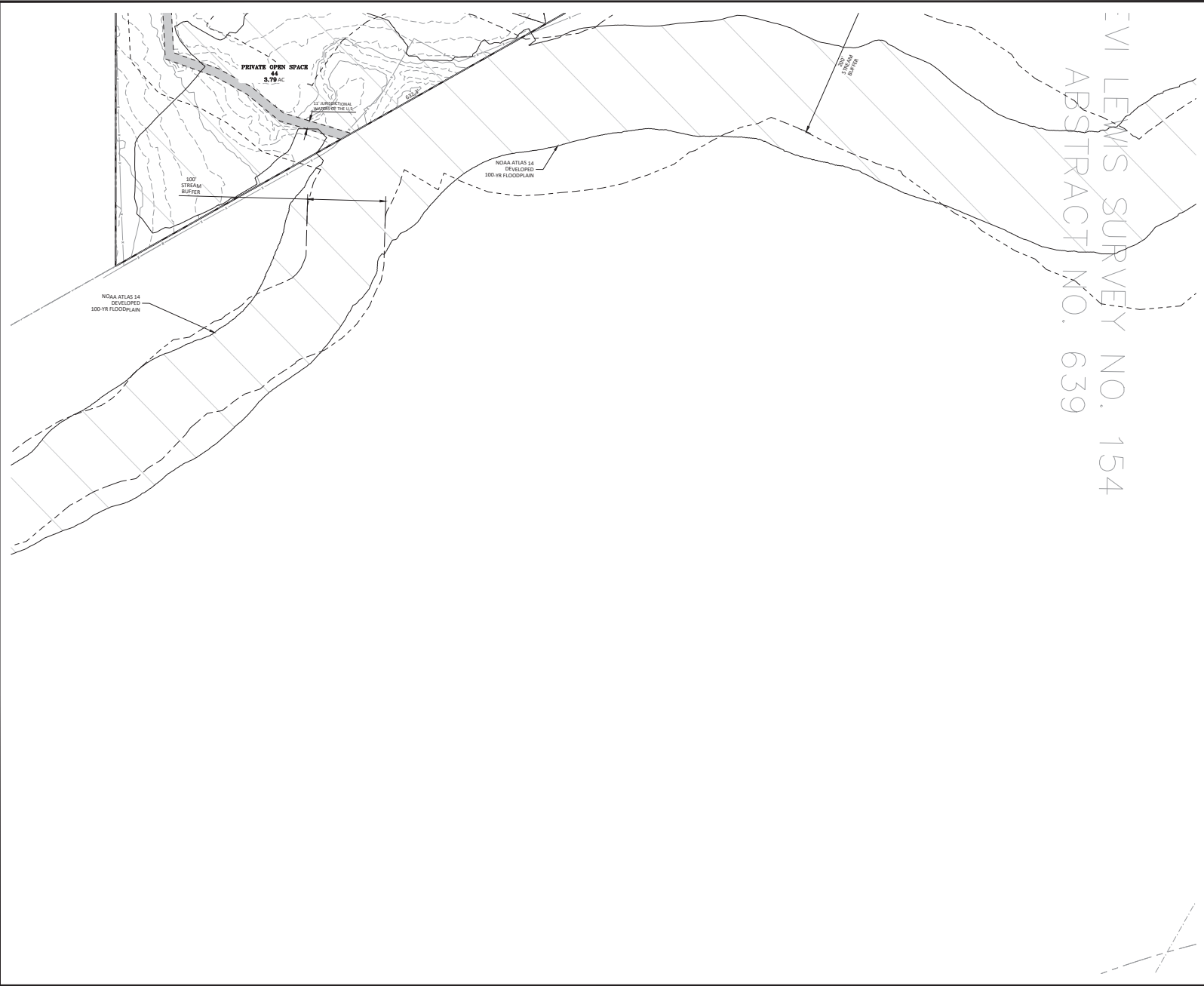


9/26/2023  
 Designed: RP  
 Drawn: EGJW/AD  
 Reviewed: CR  
 Date:


SHEET  
**13**

Project No.:  
 1691-005

Drawing: C:\pwworking\chamers\p14\1691-005\1691-005.PDF  
 User: CHAMERS Date: 08/26/2023 12:24  
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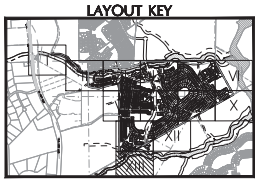
E.M. LEWIS SURVEY NO. 154  
 ABSTRACT NO. 639



GRAPHIC SCALE 1"=40'

**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE




<b>LOT SETBACKS</b>	
FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'
<b>R.O.W. WIDTHS</b>	
LOCAL	50'
MINOR ARTERIAL	114'
<b>PAVEMENT WIDTHS</b>	
LOCAL	30'
MINOR ARTERIAL	24'

**DOUCET**  
 Civil Engineers / Architects / Geospatial  
 240 S. Highway 71 W. Ste. 110  
 Austin, TX 78725, Tel: (512) 283-2400  
 Email: doucet@doCKET.com  
 TRS Firm Number: 7832  
 TP&ES Firm Number: 1010800

**PRELIMINARY PLAT XIII**

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**MERITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620



9/26/2023

Designed	RP
Drawn	EGJ/RAD
Reviewed	CG
Date	

**SHEET**  
**14**

Project No.:  
 1691-005