WILD RIDGE PHASE 1
DRIPPING SPRINGS, HAYS COUNTY, TEXAS

LEGEND

	PHASE BOUNDARY LINE
	LOT LINE
	BUILDING SETBACK LINE
	ADJOINER PROPERTY LINE
	EASEMENT LINE
	APPROXIMATE SURVEY LINE
	FLOODPLAIN
●	1/2" IRON ROD FOUND [UNLESS NOTED]
◎	IRON PIPE FOUND [AS NOTED]
■	RIGHT OF WAY TYPE II MONUMENT FOUND
▲	NAIL FOUND
△	CALCULATED POINT
⊗	BENCHMARK FOUND
○	1/2" IRON ROD WITH "DOUCET" CAP SET
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
D.E.	DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
W.W.E.	WASTEWATER EASEMENT
P.O.S.	PRIVATE OPEN SPACE
B.S.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
WQBZ	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

KEY MAP
NOT TO SCALE

VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE: 1" = 100'

MERITAGE HOMES OF TEXAS, LLC
CALLED 94.00 ACRES
DOC. NO. 21070771
O.P.R.H.C.T.

MIRA VISTA DRIVE (114' R.O.W.)

WILD RIDGE BOULEVARD (114' R.O.W.)

EAGLEHEAD ROAD (50' R.O.W.)

SHOAL CREEK LANE (50' R.O.W.)

PINEHURST LANE (50' R.O.W.)

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

I.V. DAVIS, JR. PREEMPTION
SURVEY NO. 191
ABSTRACT NO. 673

EDWARD W. BROWN
SURVEY NO. 136
ABSTRACT NO. 44

ANARENE INVESTMENTS, LTD.
CALLED 206.2 ACRES
VOL. 2639, PG. 403
O.P.R.H.C.T.

MERITAGE HOMES OF TEXAS, LLC
CALLED 13.585 ACRES
DOC. NO. 20027264
O.P.R.H.C.T.

FURTHER DESCRIBED AS A
200-ACRE TRACT
VOL. 171, PG. 279
D.R.H.C.T.

MERITAGE HOMES OF TEXAS, LLC
CALLED 200.4 ACRES
DOC. NO. 18036374
O.P.R.H.C.T.

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

C.H. MALOTT SURVEY
ABSTRACT NO. 693

WILLIAM WALKER SURVEY NO. 130
ABSTRACT NO. 475

CANNON FAMILY, LTD.
"SHARE NUMBER TWO"
CALLED 277.23 ACRES
VOL. 198, PG. 151
D.R.H.C.T.

BLOCK 7
LOT 119

BLOCK 9
LOT 1

BLOCK 3

BLOCK 4

BLOCK 8

13.25 AC.
D.E. AND P.O.S.

23
PRIVATE OPEN SPACE
AND D.E.
1.63 AC.

58
PRIVATE OPEN SPACE
0.83 AC.

100' STREAM BUFFER

200' STREAM BUFFER

50' STREAM BUFFER

LOCAL 100-YEAR FLOODPLAIN

20' W.W.E.

15' D.E.

15'x15' D.E.

TEMPORARY DRAINAGE EASEMENT DOC. NO.
(TO BE RECORDED BY SEPARATE INSTRUMENT)

TEMPORARY DRAINAGE AND WATER EASEMENT DOC. NO.
(TO BE RECORDED BY SEPARATE INSTRUMENT)

TEMPORARY WASTEWATER EASEMENT DOC. NO.
(TO BE RECORDED BY SEPARATE INSTRUMENT)

TEMPORARY WATER EASEMENT DOC. NO.
(TO BE RECORDED BY SEPARATE INSTRUMENT)

TEMPORARY WATER & WASTEWATER EASEMENT DOC. NO.
(TO BE RECORDED BY SEPARATE INSTRUMENT)

P.O.B.

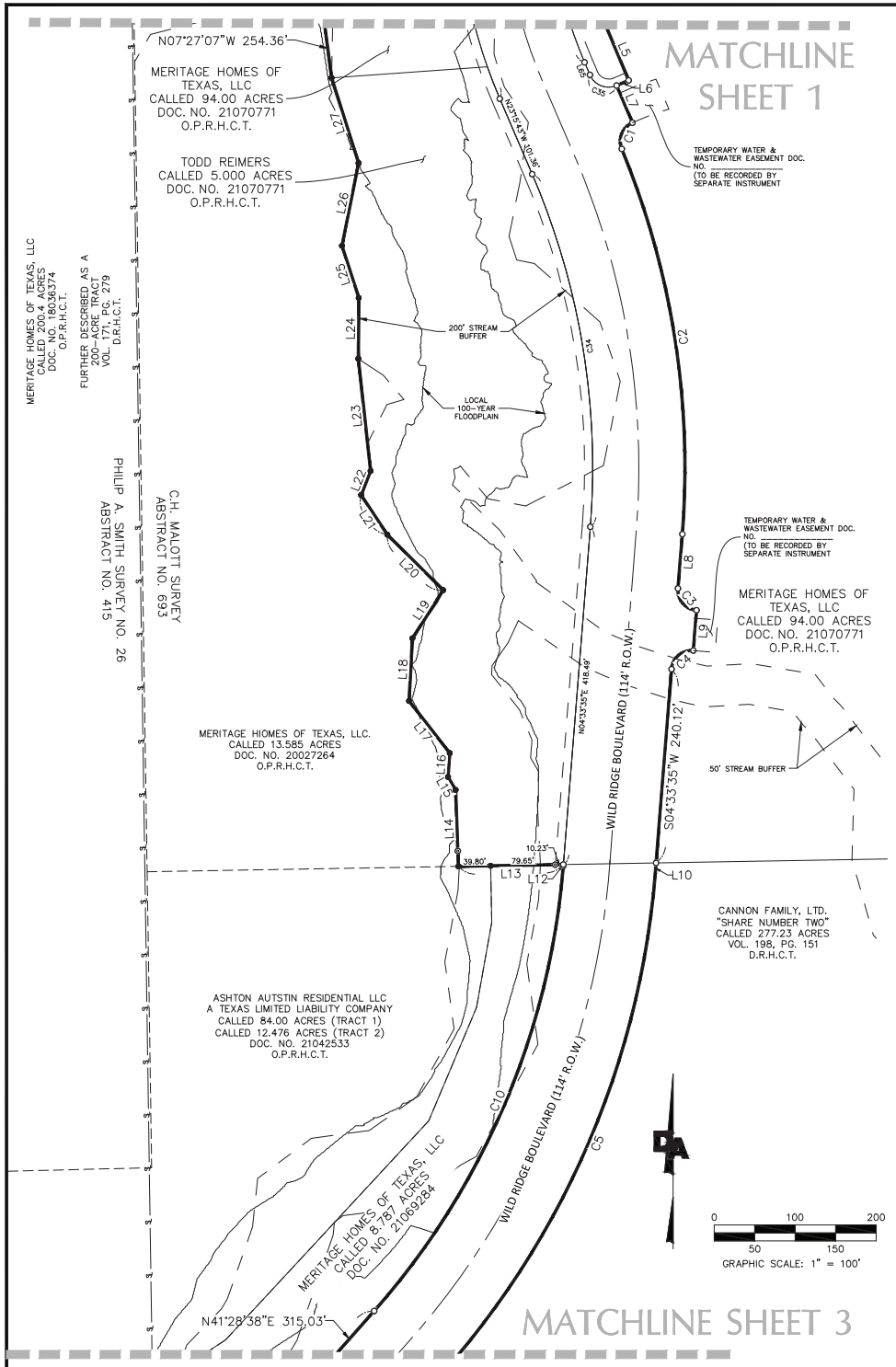
BM NO. 200
SURF NORTHING: 13,986,869'
SURF EASTING: 2,265,218'
ELEV: 1246.69'

MATCHLINE SHEET 2

DOUCET
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

Date:	07/27/2023
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

X:\Departments\Geospatial\Projects\1691-005 Wild Ridge Offsite ROW exhibits\CAD\dwg\Active - Exhibits\Plat\1691-005 Wild Ridge PH1 Plat Surf.dwg



BLOCK 2 LOT AREA TABLE		
LOT NO.	ACRES	SQ. FT.
27	0.1141	4,970
28	1.6305	71,023
28	0.1102	4,800
29	0.1102	4,800
30	0.1102	4,800
31	0.1102	4,800
32	0.1232	5,365
33	0.1332	5,803
34	0.1394	6,073
35	0.1361	5,929
36	0.1328	5,785
37	0.1274	5,549
38	0.1102	4,800
43	0.1168	5,087
44	0.1420	6,185
45	0.1456	6,342
46	0.1102	4,802
50	0.1102	4,800
51	0.1534	6,681
52	0.1171	5,100

BLOCK 2 LOT AREA TABLE		
LOT NO.	ACRES	SQ. FT.
52	0.1459	6,357
53	0.1102	4,800
53	0.1375	5,990
54	0.1171	5,100
54	0.1432	6,238
55	0.1102	4,800
55	0.1417	6,173
56	0.1102	4,800
56	0.1244	5,419
57	0.1167	5,084
57	0.1613	7,026
58	0.1391	6,061
59	0.8274	36,041

BLOCK 3 LOT AREA TABLE		
LOT NO.	ACRES	SQ. FT.
1	0.1653	7,200
2	0.1942	8,459
3	0.1913	8,332
4	0.1773	7,725
5	0.2039	8,880
6	0.2030	8,842
7	0.2012	8,765
8	0.1423	6,197
9	0.1531	6,671
10	0.2198	9,574
11	0.1601	6,973
12	0.1502	6,544
13	0.1963	8,550
14	0.1520	6,622
15	0.1214	5,286
16	0.1859	8,096
17	0.2211	9,631
18	0.1762	7,675
19	13.2542	577,353

BLOCK 4 LOT AREA TABLE		
LOT NO.	ACRES	SQ. FT.
1	0.1622	7,066
2	0.1270	5,534
3	0.1252	5,452
4	0.1102	4,800
5	0.1102	4,800
6	0.1102	4,800
7	0.1102	4,800
8	0.1102	4,800
9	0.1102	4,800
10	0.1102	4,800
11	0.1102	4,800
12	0.1254	5,464
13	0.1307	5,695
14	0.1317	5,736
15	0.1294	5,636
16	0.1189	5,177
17	0.1102	4,800
18	0.1102	4,800
19	0.1240	5,400
20	0.1247	5,434

BLOCK 4 LOT AREA TABLE		
LOT NO.	ACRES	SQ. FT.
21	0.1359	5,918
22	0.1648	7,177
23	0.1618	7,049
24	0.1534	6,684
25	0.1318	5,742
26	0.1318	5,742
27	0.1318	5,742
28	0.1318	5,742
29	0.1318	5,742
31	0.1367	5,955
32	0.1318	5,742
33	0.1318	5,742
34	0.1333	5,808
35	0.1782	7,762
36	0.1795	7,820
37	0.1698	7,397
38	0.1618	7,049
39	0.1457	6,347
40	0.1267	5,518
41	0.1112	4,845

BLOCK 4 LOT AREA TABLE		
LOT NO.	ACRES	SQ. FT.
42	0.1131	4,928
43	0.1268	5,525
44	0.1281	5,582
45	0.1281	5,582
47	0.1238	5,394
48	0.1102	4,800
49	0.1277	5,564
49	0.1102	4,800
50	0.1102	4,800
51	0.1102	4,800
52	0.1102	4,800
53	0.1102	4,800
54	0.1102	4,800
55	0.1142	4,975
56	0.1220	5,315
57	0.1225	5,337
58	0.1552	6,760

BLOCK 5 LOT AREA TABLE		
LOT NO.	ACRES	SQ. FT.
1	0.1248	5,437
2	0.1102	4,800
3	0.1102	4,800
4	0.1102	4,800
5	0.1102	4,800
6	0.1206	5,253
7	0.1241	5,404
8	0.1241	5,404
9	0.1241	5,404
10	0.1675	7,297

BLOCK 7 LOT AREA TABLE		
LOT NO.	ACRES	SQ. FT.
112	0.1840	8,017
113	0.1553	6,763
114	0.1480	6,446
115	0.1134	4,938
116	0.1102	4,800
117	0.1102	4,800
118	0.1178	5,133
120	3.3902	147,679

BLOCK 8 LOT AREA TABLE		
LOT NO.	ACRES	SQ. FT.
22	0.1751	7,628
23	0.1476	6,431
24	0.1476	6,431
25	0.1459	6,354
26	0.1404	6,114
27	0.1347	5,869
28	0.1291	5,624
29	0.1275	5,555
30	0.1313	5,720
31	0.1262	5,495
32	0.1241	5,405
33	0.1266	5,516
34	0.1692	7,370
35	0.1864	8,118

LEGEND

	PHASE BOUNDARY LINE
	LOT LINE
	BUILDING SETBACK LINE
	ADJOINER PROPERTY LINE
	EASEMENT LINE
	APPROXIMATE SURVEY LINE
	FLOODPLAIN
	1/2" IRON ROD FOUND [UNLESS NOTED]
	IRON PIPE FOUND [AS NOTED]
	RIGHT OF WAY TYPE II MONUMENT FOUND
	NAIL FOUND
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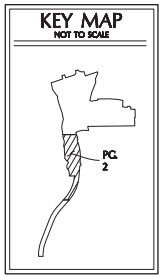
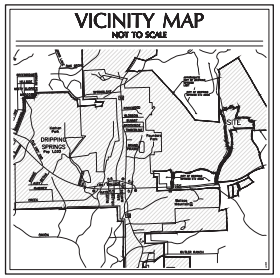
KEY MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



WILD RIDGE PHASE 1
DRIPPING SPRINGS, HAYS COUNTY, TEXAS

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Date:	07/27/2023
Scale:	1" = 100'
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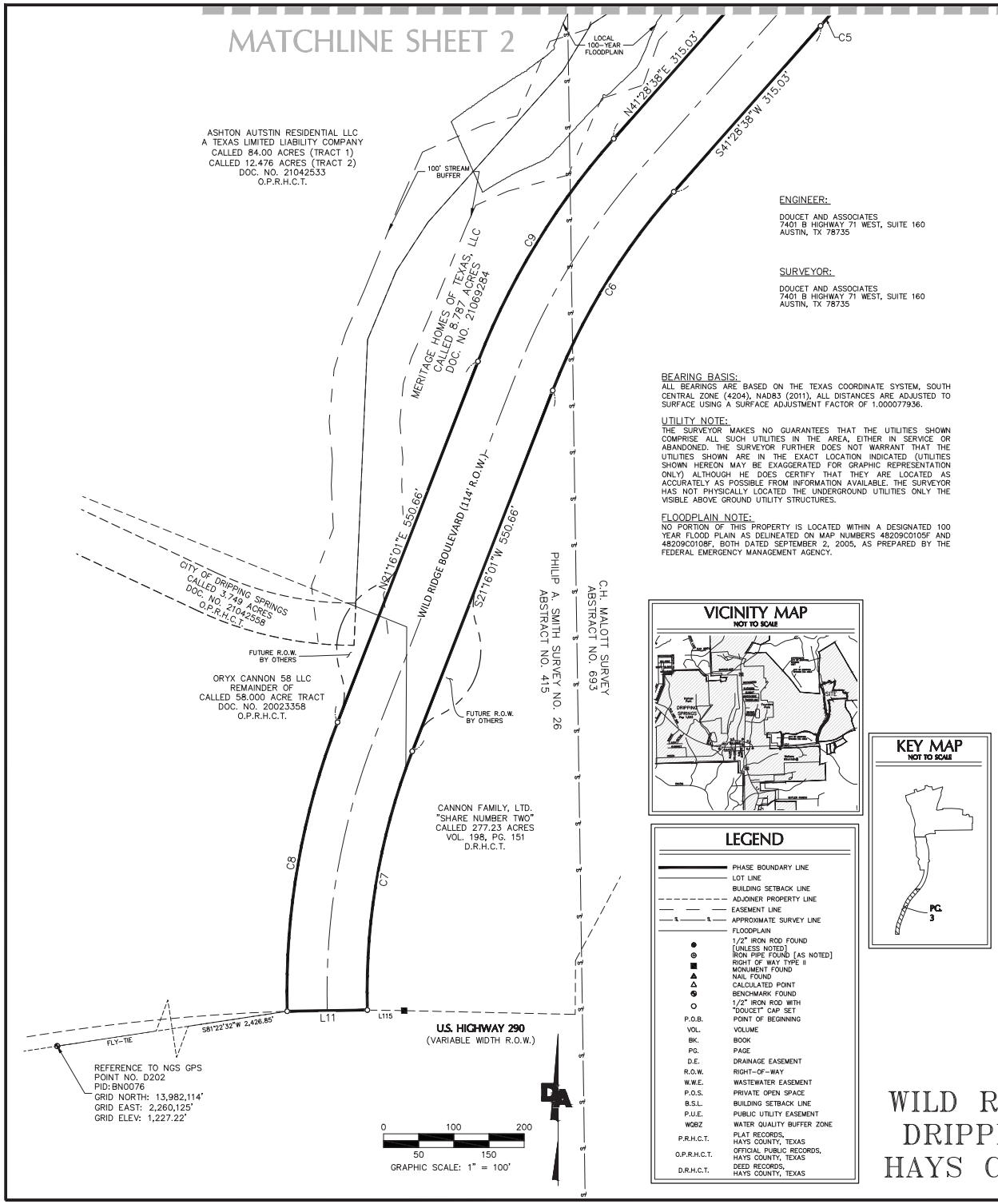
Reviewer:	DF
Project:	1691-005
Sheet:	2 OF 4
Field Book:	N.A
Party Chief:	ADM
Survey Date:	09/14/2020



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

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83 (2011), ALL DISTANCES ARE ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.000077936.

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

FLOODPLAIN NOTE:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON MAP NUMBERS 48209C0105F AND 48209C0108F, BOTH DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

VICINITY MAP
NOT TO SCALE

KEY MAP
NOT TO SCALE

LEGEND

	PHASE BOUNDARY LINE
	LOT LINE
	BUILDING SETBACK LINE
	ADJOINER PROPERTY LINE
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●	1/2" IRON ROD FOUND [UNLESS NOTED]
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CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	38.82'	25.00'	88°57'29"	S22°15'33"W	35.03'
C2	486.05'	1,032.00'	26°59'07"	S08°55'59"E	481.57'
C3	39.27'	25.00'	90°00'00"	S40°26'25"E	35.36'
C4	39.27'	25.00'	90°00'00"	S49°33'35"W	35.36'
C5	681.06'	1,057.00'	36°55'03"	S23°01'06"W	669.34'
C5	681.06'	1,057.00'	36°55'03"	S23°01'06"W	669.34'
C6	332.63'	943.00'	20°12'37"	S31°22'20"W	330.91'
C7	376.04'	943.00'	22°50'53"	S09°50'34"W	373.56'
C8	420.02'	1,057.00'	22°46'03"	N09°53'00"E	417.26'
C9	372.84'	1,057.00'	20°12'37"	N31°22'20"E	370.91'
C10	607.61'	943.00'	36°55'03"	N23°01'06"E	597.15'
C11	30.99'	693.00'	2°33'44"	N72°21'12"E	30.99'
C12	132.38'	75.00'	101°07'58"	N20°30'21"E	115.85'
C13	163.95'	148.15'	63°24'32"	S75°21'52"E	155.72'
C14	79.64'	693.00'	6°35'04"	N74°21'52"E	79.60'
C15	105.20'	476.53'	12°38'55"	S84°57'52"E	104.99'
C16	39.27'	25.00'	90°00'00"	N44°12'49"E	35.36'
C17	39.27'	25.00'	90°00'00"	S45°47'11"E	35.36'
C18	51.29'	807.00'	3°38'30"	S72°53'35"W	51.28'
C19	39.53'	42.91'	52°46'47"	N82°48'00"W	38.15'
C20	58.94'	78.00'	43°17'54"	N40°37'44"W	57.55'
C21	313.56'	443.00'	40°33'15"	N01°17'52"E	307.05'
C22	39.27'	25.00'	90°00'00"	N66°34'29"E	35.36'
C23	194.83'	275.00'	40°35'37"	S48°07'42"E	190.79'
C24	39.27'	25.00'	90°00'00"	S17°10'06"W	35.36'
C25	23.43'	25.00'	53°41'15"	S89°00'44"W	22.58'
C26	301.82'	60.00'	288°13'14"	S27°51'24"E	70.35'
C27	23.37'	25.00'	53°33'56"	N35°23'14"E	22.53'
C28	21.03'	25.00'	48°11'22"	N86°15'47"E	20.41'
C29	162.66'	50.00'	186°23'46"	N17°09'36"E	99.84'
C30	21.01'	25.00'	48°09'24"	N51°54'36"W	20.40'
C31	230.26'	325.00'	40°35'37"	N48°07'42"W	225.47'
C32	39.27'	25.00'	90°00'00"	N23°25'31"W	35.36'
C33	494.57'	632.00'	44°50'13"	N00°50'37"W	482.05'
C34	445.76'	918.00'	27°49'18"	N09°21'04"W	441.40'
C35	39.27'	25.00'	90°00'00"	N68°15'43"W	35.36'
C36	405.36'	518.00'	44°50'13"	N00°50'37"W	395.10'
C37	39.27'	25.00'	90°00'00"	N66°34'29"E	35.36'
C38	223.86'	325.00'	39°27'56"	S88°09'29"E	219.46'
C39	144.30'	275.00'	30°03'55"	N87°08'30"E	142.65'
C40	73.52'	325.00'	12°57'39"	S84°18'22"E	73.36'
C41	39.27'	25.00'	90°00'00"	S45°47'11"E	35.36'
C42	39.27'	25.00'	90°00'00"	S44°12'49"W	35.36'
C43	39.27'	25.00'	90°00'00"	N45°47'11"W	35.36'
C44	39.27'	25.00'	90°00'00"	N44°12'49"E	35.36'
C45	62.21'	275.00'	12°57'39"	S84°18'22"E	62.07'
C46	170.54'	325.00'	30°03'55"	N87°08'30"E	168.59'
C47	189.42'	275.00'	39°27'56"	S88°09'29"E	185.70'
C48	39.27'	25.00'	90°00'00"	S23°25'31"E	35.36'
C49	39.27'	25.00'	90°00'00"	S66°34'29"W	35.36'
C50	212.37'	325.00'	37°26'20"	N87°08'41"W	208.61'
C51	207.98'	425.00'	28°02'18"	S88°09'18"W	205.91'
C52	118.76'	525.00'	12°57'39"	N84°18'22"W	118.51'
C53	6.68'	475.00'	0°48'19"	S78°13'42"E	6.68'
C54	232.45'	475.00'	28°02'18"	N88°09'18"E	230.14'
C55	39.27'	25.00'	90°00'00"	N60°51'51"W	35.36'
C56	20.36'	275.00'	4°14'29"	N13°44'36"W	20.35'
C57	24.06'	325.00'	4°14'29"	S13°44'36"E	24.05'
C58	39.27'	25.00'	90°00'00"	S29°08'09"W	35.36'
C59	179.69'	275.00'	37°26'20"	N87°08'41"W	176.51'
C60	39.27'	25.00'	90°00'00"	N23°25'31"W	35.36'
C61	394.25'	557.00'	40°33'15"	N01°17'52"E	386.07'
C62	123.78'	78.75'	90°03'05"	N26°02'47"E	111.42'
C63	15.03'	63.75'	13°30'43"	N56°51'40"E	15.00'

LINE TABLE

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°10'29"W	63.46'
L5	S22°39'05"E	134.68'
L5	S22°39'05"E	134.68'
L6	S66°48'12"W	16.19'
L7	S23°07'53"E	50.00'
L8	S04°33'35"W	67.30'
L9	S04°33'35"W	50.00'
L10	S04°33'35"W	12.95'
L11	S89°10'03"W	114.01'
L12	N04°33'35"E	1.87'
L13	S89°00'38"W	129.67'
L14	N02°04'33"W	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°29'02"W	58.75'
L22	N21°39'42"E	31.90'
L23	N06°13'51"W	139.51'
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°34'05"E	96.36'
L29	N14°14'54"E	114.91'
L30	N10°23'00"W	154.36'
L31	N19°22'37"W	148.90'
L32	N17°43'46"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	N35°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	N71°04'20"E	171.91'
L41	N71°04'20"E	90.04'
L42	N18°55'40"W	110.93'
L43	N71°04'20"E	103.57'
L44	S18°55'40"E	110.93'
L45	N74°11'44"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°58'11"E	119.32'
L52	N78°22'38"E	50.00'
L53	N08°47'09"W	27.22'
L54	S77°49'32"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	S89°12'49"W	15.10'
L60	N21°34'29"E	91.33'
L61	S68°25'31"E	59.17'
L62	S27°49'54"E	48.43'
L63	N27°49'54"W	42.53'

LINE TABLE

LINE	BEARING	DISTANCE
L64	N68°25'31"W	59.17'
L65	N23°15'43"W	16.88'
L66	N21°34'29"E	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	N15°51'51"W	80.48'
L72	S15°51'51"E	80.48'
L73	S74°08'09"W	6.13'
L74	S46°50'08"W	62.21'
L75	S62°10'06"W	60.00'
L76	S71°04'20"W	137.82'
L77	N31°19'15"E	33.92'
L78	N64°31'26"E	70.74'
L79	S89°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	S88°34'34"E	50.87'
L85	S47°32'38"E	46.97'
L86	S27°49'54"E	103.00'
L87	N21°34'29"E	110.08'
L88	S34°09'41"E	22.74'
L89	S53°02'06"E	75.70'
L90	S68°25'31"E	123.06'
L91	N75°14'56"E	39.26'
L92	N81°59'26"E	38.73'
L93	N89°16'16"E	38.73'
L94	S83°26'54"E	38.73'
L95	S78°05'22"E	39.65'
L96	S83°51'36"E	37.74'
L97	N89°12'49"E	85.00'
L98	S79°49'33"E	38.68'
L99	N87°38'40"E	37.58'
L100	N74°41'13"E	38.51'
L101	S45°36'50"E	94.55'
L102	N74°07'38"E	95.14'
L103	S69°26'44"E	27.78'
L105	N07°31'18"W	123.54'
L106	N00°40'52"W	124.09'
L107	N30°58'53"W	70.81'
L108	N27°49'54"W	163.34'
L109	N31°14'23"W	67.57'
L110	S27°49'54"E	126.52'
L111	S27°49'54"E	138.86'
L112	N27°49'54"W	131.80'
L113	N33°08'20"W	15.08'
L114	S33°08'20"E	15.08'
L115	S89°11'54"E	52.26'

WILD RIDGE PHASE 1
DRIPPING SPRINGS, HAYS COUNTY, TEXAS

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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

Date:	07/27/2023
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

OWNER'S ACKNOWLEDGMENT:

THE STATE OF TEXAS }
THE 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 NUMBER 26, ABSTRACT NUMBER 415, THE C.H. MALOTT SURVEY, ABSTRACT NUMBER 693, THE I.V. DAVIS JR. SURVEY NUMBER 191, ABSTRACT NUMBER 673,THE EDWARD W. BROWN SURVEY NUMBER 136, ABSTRACT NUMBER 44, AND THE WILLIAM WALKER JR. SURVEY, NUMBER 130, ABSTRACT NUMBER 475, ALL 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 DOCUMENT NUMBER 21070771 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], AND ALL OF A CALLED 5.000 ACRES, CONVEYED IN A DEED TO TODD REIMERS, RECORDED IN DOCCUMNENT NUMBER 21070771 [O.P.R.H.C.T.], AND PART OF A CALLED 8.787 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 THE _____ DAY OF _____ A.D. 2023.

_____
BRANDON HAMMANN, VICE PRESIDENT OF LAND DEVELOPMENT
MERITAGE HOMES

THE STATE OF TEXAS }
THE COUNTY OF HAYS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND THE STATE, ON THIS DAY PERSONALLY APPEARED ROB ARCHER, 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 THE _____ DAY OF _____ A.D. 2023.

_____
NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS

STREET SUMMARY			
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
EAGLEHEAD 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
RAINWATER ROAD	50' R.O.W.	30'	153
			TOTAL
			9,940

FINAL PLAT NOTES:

1. THIS FINAL PLAT IS LOCATED WITHIN THE CITY LIMITS OF DRIPPING SPRINGS.
2. ALL STREETS AND RIGHT-OF-WAY ARE HEREBY DEDICATED TO THE CITY OF DRIPPING SPRINGS
3. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
4. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
5. THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
6. ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
7. WATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
8. 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.
9. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
10. TELEPHONE SERVICE WILL BE PROVIDED BY SPECTRUM.
11. GAS SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICES/CENTRIC GAS.
12. MINIMUM FRONT SETBACK SHALL BE 10 FEET.
13. MINIMUM REAR SETBACK SHALL BE 10 FEET.
14. MINIMUM INTERIOR SIDE YARD SETBACKS SHALL BE 5 FEET.
15. MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 10 FEET.
16. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS AS AMENDED BY PDD #13 .
17. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED COMMUNITY WATER SYSTEM.
18. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED ORGANIZED WASTEWATER SYSTEM.
19. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED ACCORDING TO THE CITY OF DRIPPING SPRINGS.
20. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
21. 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.
22. 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'S (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.
23. TWO SHADE TREES WILL BE REQUIRED FOR EACH RESIDENTIAL LOT PER THE CITY OF DRIPPING SPRINGS LANDSCAPE ORDINANCE.
24. THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE PARK.
25. THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PUBLIC PARKS AND OPEN SPACE LOTS.
26. 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.
27. ALL PROPOSED MINOR LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 5 FOOT WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
28. 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..
29. OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS AND DRAINAGE EASEMENTS (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
30. A 10 FOOT PUBLIC UTILITY EASEMENT ALONG THE FRONT OF LOTS ADJACENT TO PUBLIC STREETS, IS HEREBY DEDICATED, UNLESS OTHERWISE NOTED.
31. A 7.5 FOOT PUBLIC UTILITY EASEMENT ALONG THE SIDE OF LOTS ADJACENT TO PUBLIC STREETS IS HEREBY DEDICATED, UNLESS OTHERWISE NOTED.
32. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, THAT OBSTRUCT OR LIMIT FLOW SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
33. 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.
34. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
35. STREET LIGHTING WILL COMPLY WITH LIGHTING ORDINANCE [SRDA 3.11].
36. PARKLAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED WITHIN THIS DEVELOPMENT THROUGH A COMBINATION OF PRIVATE AND PUBLIC PARK LAND AND OPEN SPACE.
37. ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACE UNDERGROUND IN A PUBLIC UTILITY EASEMENT.
38. WASTEWATER UTILITY LOT TO BE LOCATED ON LOT 1 BLOCK 9.

DEVELOPMENT NOTE:

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

ENVIRONMENTAL NOTE:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE CITY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY; RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER SOURCE. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM OR TO AN INDIVIDUAL ON-SITE SEWAGE FACILITY WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS ENVIRONMENTAL HEALTH DEPARTMENT. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN 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:
THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS, TEXAS AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

_____
J. DILLON FUGATE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6360

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 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.

_____
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

CFN: _____

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

_____
ELAINE HANSON CARDENAS, MBA, PHD, COUNTY CLERK
HAYS COUNTY, TEXAS

WILD RIDGE PHASE 1
DRIPPING SPRINGS, HAYS COUNTY, TEXAS

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Date:	07/27/2023
Scale:	N/A
Drawn by:	SWP
Reviewer:	DF
Project:	1691-005
Sheet:	4 OF 4
Field Book:	N.A
Party Chief:	ADM
Survey Date:	09/14/2020