

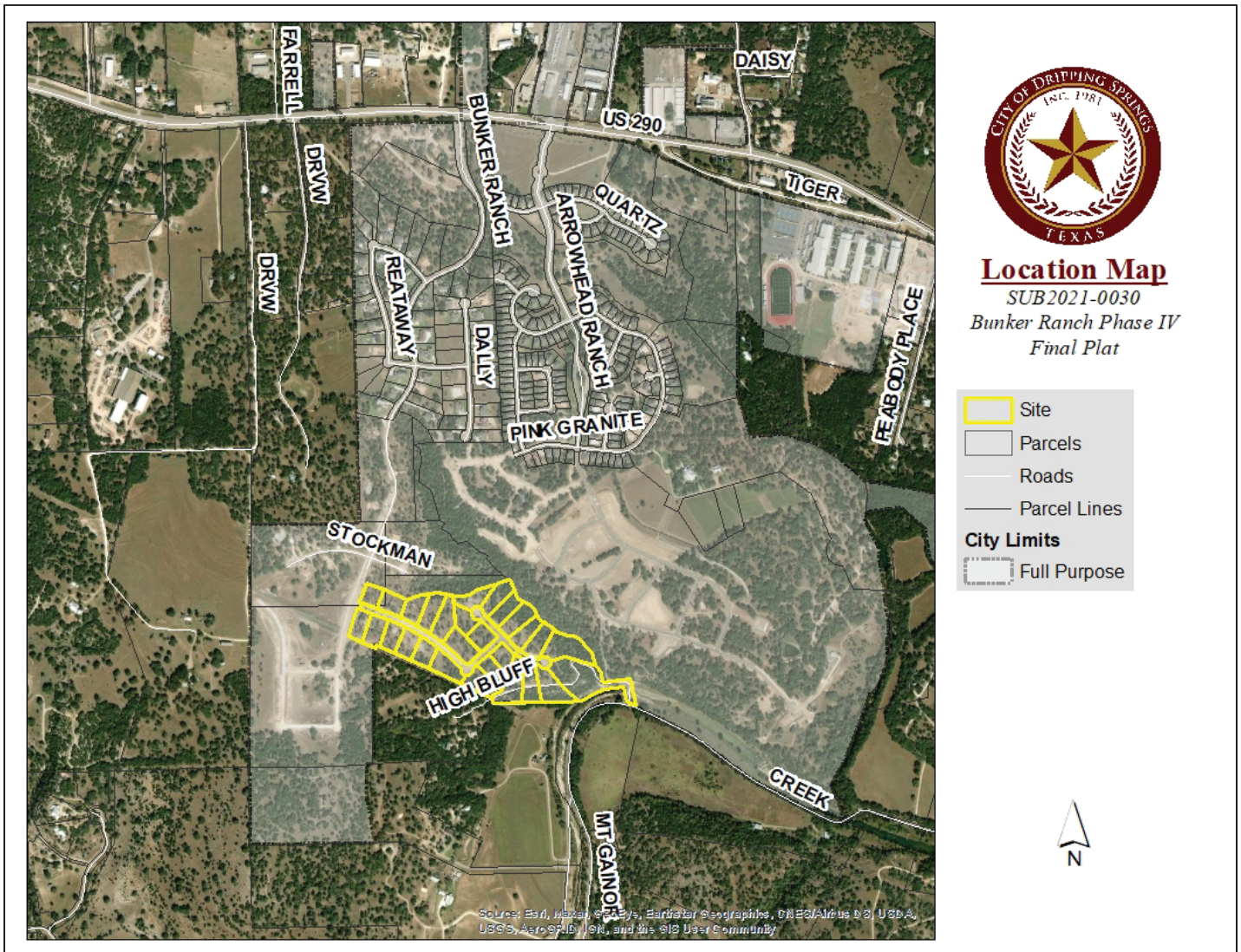


Planning & Zoning Commission
Planning Department Staff Report

P & Z Meeting: July 13, 2021
Project Number: SUB2021-0030 – Bunker Ranch Phase 4
Project Planner: Robyn Miga, Consulting Planner

Item Details

Project Name: Bunker Ranch Phase 4
Property Location: Generally located south of U.S. 290, between Bunker Ranch Blvd. and Arrowhead Ranch Blvd.
Legal Description: Approximately 38.94 acres out of the Benjamin F. Hanna Survey, No. 28, Abstract No. 222, Hays County, Dripping Springs, Texas
Applicant: Brian Estes
Property Owner: Steve Harren
Request: Final Plat for Bunker Ranch Phase 4



Planning Department Staff Report

Action Requested

Approval for the reasons set forth in the item's applications for a Final Plat (SUB2021-0030), consisting of approximately 38.94 acres out of the Benjamin F. Hanna Survey No. 28, Abstract No. 222, Hays County, Dripping Springs, Texas, generally located south of U.S. 290, east of Bunker Ranch Blvd., and west of Arrowhead Ranch Blvd, to be known as Bunker Ranch Ph. 4.

Site Information

Location:

The Subject property is located south of U.S. 290, east of Bunker Ranch Blvd., and west of Arrowhead Ranch Blvd.

Physical and Natural Features:

The property is mostly flat with moderate tree coverage.

Zoning Designation:

The property is zoned SF-2, Single-Family Residential, Moderate Density

Property History

This is the first time this plat application has been considered.

Outstanding Comments

Staff analyzed the proposed plats SUB2021-0030 complies with the city's code of ordinances, and have no outstanding comments.

Recommendation

The proposed plat meets and complies with the development standards set forth in the City Ordinances. Staff is recommending *Approval of the Final Plat*

Attachments

Attachment 1 – Proposed Final Plat

Attachment 2 – Comment Response Letter

Recommended Action:	Recommend approval of the request.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A



June 14, 2021

Chad Gilpin
City of Dripping Springs
511 Mercer Street
Dripping Springs, Texas 78620

Dear Mr. Gilpin:

Subject: Bunker Ranch SUB2021-0030
CEC Project 181-500

We have received the City's comments on May 21, 2021 and have address the comments as follows:

Chad Gilpin
City Engineer

1. The easement between Ph 4, Blk 1, Lots 22 & 23. should be a minimum 50ft ROW rather than an easement and an improved surface suitable for emergency access should be completed. The access shown on the previous preliminary plat provided access from the Stevens 50ft access easement on to Gaucho Way. That access has been cut off by revision. Per [Sub Ord 20.1.2] Adequate Public Facilities Policy. Wherever the subject property adjoins undeveloped land, or wherever required by the City to serve the public good, utilities shall be extended to adjacent property lines to allow connection of these utilities by adjacent property owners when such adjacent property is platted and/or developed. Per this section this includes street facilities.

- **Comment Response: A 50' ROW Reserve has been added between Ph 4, Blk 1, Lots 22 and 23**

2. Identify the WQBZ as shown on the Preliminary Plat. [Plat Information Requirement Checklist]

- **Comment Response: The WQBZ has been identified as shown on the Preliminary Plat on Sheets 1 and 2.**

3. Identify the FEMA 100-yr floodplain and floodway within lots 16 and 17 as identified on the Preliminary Plat. [Plat Information Requirement Checklist]

- **Comment Response: The FEMA 100-yr floodplain and floodway within lots 16 and 17 have been identified as they were on the Preliminary Plat.**

4. Delete or modify Plat Note 6 regarding the floodplain as it is not accurate and conflicts with the Floodplain note below the engineer's certification.

- **Comment Response: Plat Note 6 and the statement under Engineer's certification are now matching.**

5. Approval of this plat is pending the approval of the Revised Preliminary Plat for Phases 3 & 4.

- **The preliminary plat revision update has been submitted concurrently with this resubmittal to the Final Plat of Bunker Ph 4.**

Dillon Polk
North Hays ESD #6

6. Emergency access needs to meet minimum fire code requirements.

- **Comment Response: Emergency Access meets minimum fire code requirements.**

7. cul-de-sac must have a 48ft radius.

- **Comment Response: The cul-de-sacs have been provided with a minimum 48 feet radius.**

If you have any questions or comments, please feel free to contact me directly at bestes@cecinc.com or at 512-439-0400.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Brian Estes, PE
Principal

**FINAL PLAT OF
BUNKER RANCH PHASE 4
38.94 ACRES**

FORESTAR (USA) REAL ESTATE
GROUP, INC.
361.83 ACRES
VOL. 3083, PG. 733

**THE FINAL PLAT OF
BUNKER RANCH,
PHASE 2, BLOCK 1**
DOC NO. 20017197

**THE FINAL PLAT OF
BUNKER RANCH,
PHASE 2, BLOCK 2**
DOC NO. 20017197

**THE FINAL PLAT OF
BUNKER RANCH,
PHASE 3, BLOCK
1**
DOC NO. 21009701

**THE FINAL PLAT OF
BUNKER RANCH,
PHASE 3, BLOCK 3**
DOC NO. 21009701

**BOBBY GLENN STEVENS
AND DORRAE TUBB STEVENS
CALLED 5.01 ACRES
DOC NO. 15011837
O.P.R.H.C.T.**

**BARBARA JEAN JOHNSON
BY DECREE OF DIVORCE
12.88 ACRES
VOL. 1055,
PG. 894**

LEGEND

- 1/2-INCH IRON ROD WITH "CEC" CAP FOUND
- 1/2-INCH IRON ROD WITH "CEC" CAP SET
- ⊙ COTTON SPINDLE FOUND
- ▲ PK NAIL FOUND (UNLESS NOTED OTHERWISE)
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- W.Q.B.Z. WATER QUALITY BUFFER ZONE
- BSL BUILDING SETBACK LINE
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- 100yr 100 YEAR FLOOD PLANE LINE
- BOUNDARY LINE
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MATCHLINE SEE SHEET 2

"FINAL PLAT" OF BUNKER RANCH PHASE 4,
BLOCK "1", LOTS 1-28 AND R.O.W.
RESERVE WITHIN THE CITY OF DRIPPING
SPRINGS, TEXAS

APPROVED BY:
FWF
JOB NUMBER: 181-500 ISSUE DATE: 06/14/2021
SHEET:
1 OF 3
SUBMITTAL DATE:
06/14/2021

FINAL PLAT OF BUNKER RANCH PHASE 4 38.94 ACRES

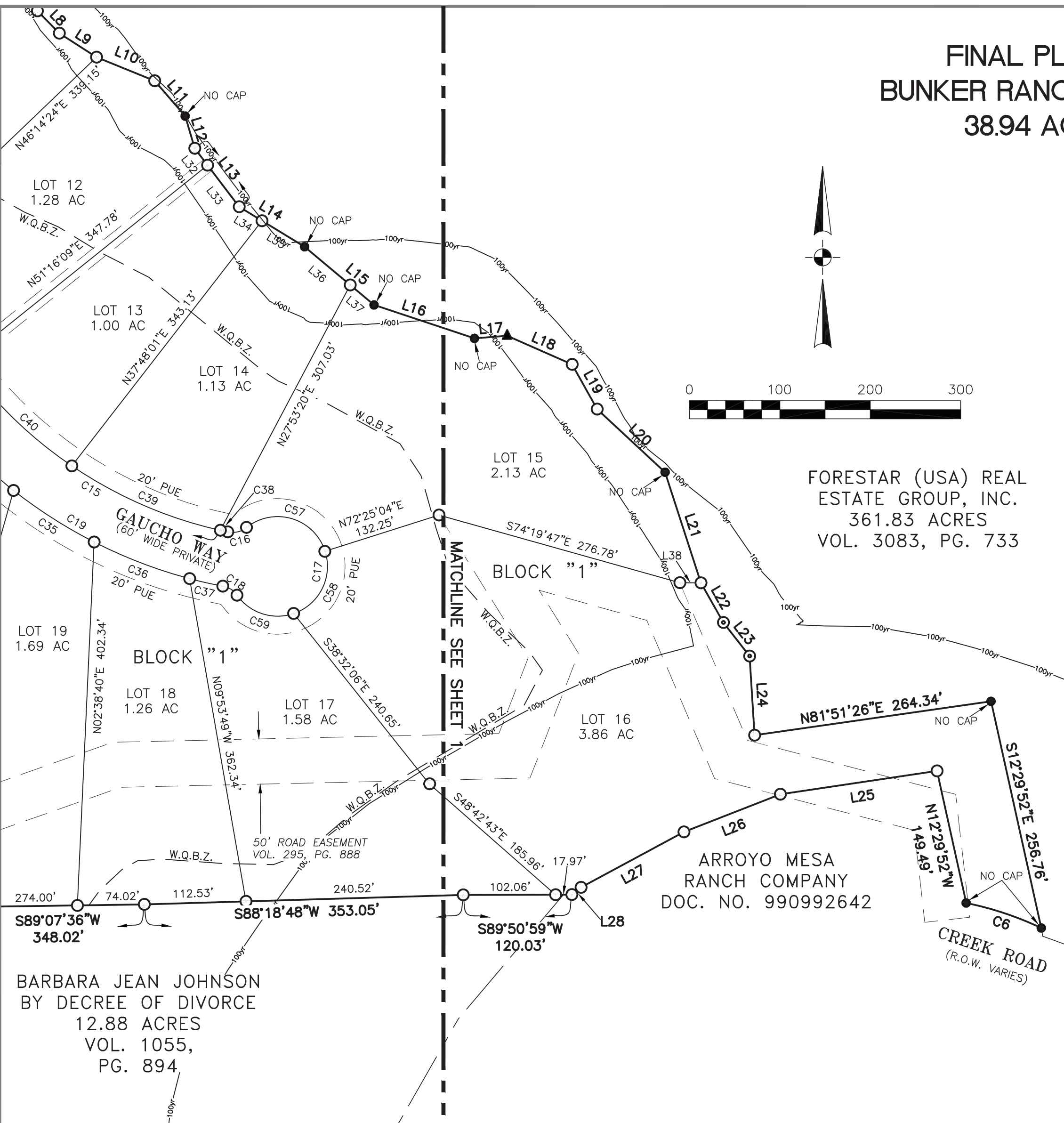
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2509.02'	244.88'	244.79'	N16°44'33"E	05°35'32"
C2	25.00'	39.12'	35.25'	N64°21'42"E	89°38'45"
C3	25.00'	40.53'	36.24'	N24°22'09"W	92°53'33"
C4	2509.02'	37.09'	37.09'	N22°30'02"E	00°50'49"
C5	50.00'	132.50'	96.99'	N03°57'56"E	151°49'55"
C6	361.79'	87.78'	87.56'	N71°32'45"W	13°54'03"
C7	25.00'	38.29'	34.66'	S88°08'52"E	87°45'31"
C8	25.00'	40.11'	35.94'	N02°00'44"E	91°55'18"
C9	2078.20'	186.95'	186.89'	N46°10'13"W	05°09'15"
C10	332.67'	23.17'	23.16'	N48°09'56"W	03°59'25"
C11	25.00'	20.18'	19.63'	N73°16'46"W	46°14'16"
C12	55.00'	262.54'	75.37'	S40°21'09"W	273°30'08"
C13	25.00'	23.02'	22.22'	S29°16'49"E	52°46'05"
C14	2470.59'	354.14'	353.83'	S44°47'14"E	08°12'46"
C15	480.00'	315.59'	309.94'	S59°30'58"E	37°40'15"
C16	25.00'	21.87'	21.18'	N76°35'13"E	50°07'23"
C17	55.00'	262.02'	75.75'	S08°00'16"W	272°57'28"
C18	25.00'	19.00'	18.55'	N57°17'21"W	43°32'42"
C19	540.00'	361.73'	355.01'	N59°52'16"W	38°22'51"
C20	25.00'	39.58'	35.58'	N86°40'00"W	90°43'14"
C21	25.00'	20.32'	19.76'	S24°41'21"W	46°34'03"
C22	55.00'	174.59'	109.99'	N87°39'22"W	181°52'36"
C23	25.00'	20.25'	19.70'	N19°55'22"W	46°24'37"
C24	1960.59'	848.51'	841.90'	N56°51'06"W	24°47'47"
C25	2410.59'	26.33'	26.32'	S40°59'37"E	00°37'33"
C26	1960.59'	44.57'	44.57'	S68°35'55"E	01°18'09"
C27	1960.59'	167.27'	167.22'	S65°30'12"E	04°53'17"
C28	1960.59'	170.42'	170.36'	S60°34'09"E	04°58'49"
C29	1960.59'	189.40'	189.32'	S55°18'42"E	05°32'06"
C30	1960.59'	276.79'	276.56'	S48°32'29"E	08°05'20"
C31	55.00'	55.62'	53.28'	N45°09'20"W	57°56'20"
C32	55.00'	18.69'	18.60'	N06°27'07"W	19°28'06"
C33	55.00'	100.01'	86.79'	N53°29'54"E	104°11'09"
C34	540.00'	104.82'	104.66'	S46°14'30"E	11°07'20"
C35	540.00'	105.94'	105.77'	S57°25'24"E	11°14'27"
C36	540.00'	113.34'	113.13'	S69°03'24"E	12°01'33"
C37	540.00'	37.62'	37.62'	S77°03'56"E	03°59'31"
C38	480.00'	8.42'	8.42'	N77°50'56"W	01°00'18"
C39	480.00'	180.09'	179.03'	N66°35'54"W	21°29'46"
C40	480.00'	127.08'	126.71'	N48°15'56"W	15°10'11"
C41	2470.59'	40.63'	40.63'	N41°09'07"W	00°56'33"
C42	2470.59'	140.82'	140.80'	N43°15'22"W	03°15'57"
C43	2470.59'	141.08'	141.06'	N46°31'29"W	03°16'18"
C44	2470.59'	31.60'	31.60'	N48°31'38"W	00°43'58"
C45	55.00'	52.84'	50.84'	N30°25'17"W	55°03'01"
C46	55.00'	95.25'	83.79'	S72°26'17"W	99°13'51"
C47	55.00'	114.44'	94.89'	S36°47'16"E	119°13'17"
C48	2020.59'	291.27'	291.02'	N48°23'53"W	08°15'34"
C49	2020.59'	144.39'	144.35'	N54°34'29"W	04°05'39"
C50	2020.59'	135.03'	135.00'	N58°32'10"W	03°49'44"
C51	2020.59'	169.29'	169.24'	N62°51'03"W	04°48'02"
C52	2020.59'	141.11'	141.08'	N67°15'06"W	04°00'04"
C53	50.00'	24.58'	24.33'	N86°02'04"W	28°10'05"
C54	50.00'	72.10'	66.01'	N30°38'23"W	82°37'17"
C55	50.00'	60.40'	56.79'	N45°16'35"E	69°12'38"
C56	2020.59'	881.08'	874.12'	S56°45'37"E	24°59'02"
C57	55.00'	106.41'	90.57'	S73°02'53"E	110°51'11"
C58	55.00'	85.85'	77.40'	S26°34'55"W	89°25'58"
C59	55.00'	70.46'	65.74'	N72°13'03"W	73°24'05"

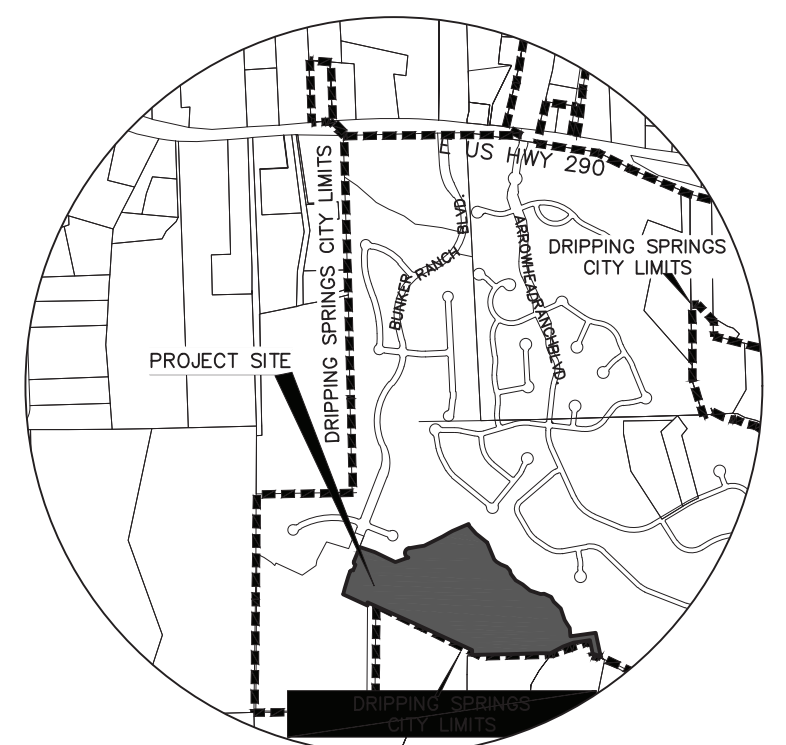
LINE TABLE

LINE	BEARING	DISTANCE
L1	N79°52'54"E	113.45'
L2	N82°24'36"E	46.67'
L3	N59°28'30"E	70.61'
L4	N64°33'00"E	42.97'
L5	N66°07'13"E	183.56'
L6	S10°51'55"W	9.74'
L7	S22°55'01"E	190.07'
L8	S44°17'14"E	34.57'
L9	S57°23'36"E	48.91'
L10	S67°46'45"E	69.57'
L11	S40°55'28"E	51.52'
L12	S16°30'25"E	37.19'
L13	S37°13'35"E	81.28'
L14	S58°38'39"E	84.74'
L15	S50°00'54"E	100.21'
L16	S71°36'10"E	117.12'
L17	N85°19'06"E	36.32'
L18	S66°08'30"E	78.54'
L19	S29°17'28"E	56.66'
L20	S47°05'51"E	102.55'
L21	S17°58'08"E	128.61'
L22	S29°28'50"E	50.30'
L23	S37°55'57"E	47.13'
L24	S03°36'43"E	87.66'
L25	S81°30'51"W	175.14'
L26	S68°40'46"W	114.49'
L27	S61°42'49"W	129.24'
L28	S51°47'49"W	13.15'
L29	N00°17'27"E	48.41'
L30	S22°55'01"E	114.44'
L31	S22°55'01"E	63.23'
L32	S37°13'35"E	23.39'
L33	S37°13'35"E	57.89'
L34	S58°38'39"E	29.51'
L35	S58°38'39"E	55.23'
L36	S50°00'54"E	65.74'
L37	S50°00'54"E	34.47'
L38	S89°43'07"E	23.35'
L39	S70°37'13"W	85.96'
L40	S03°23'13"W	26.73'
L41	N72°22'26"E	84.78'
L42	N67°04'59"E	50.00'
L43	N24°38'30"E	88.63'
L44	N24°38'30"E	107.01'

LOT TABLE		
BLOCK "1"		
LOT #	SQUARE FEET	ACRES
1	32,581	0.75
2	43,430	1.00
3	43,789	1.01
4	52,721	1.21
5	59,904	1.38
6	61,342	1.41
7	43,850	1.01
8	43,254	0.99
9	191,392	4.39
10	49,458	1.14
11	47,507	1.09
12	55,877	1.28
13	43,769	1.00
14	49,361	1.13
15	92,673	2.13
16	167,932	3.86
17	68,962	1.58
18	54,867	1.26
19	73,647	1.69
20	37,705	0.87
21	41,897	0.96
22	55,243	1.27
23	50,324	1.16
24	43,845	1.01
25	43,425	1.00
26	43,021	0.99
27	47,735	1.10
28	40,219	0.92
STREET AREA		
SQUARE FEET	ACRES	
159,910	3.67	
R.O.W. RESERVE		
SQUARE FEET	ACRES	
4,643	0.11	
TOTAL		
SQUARE FEET	ACRES	
1,844,281	42.34	



- LEGEND**
- 1/2-INCH IRON ROD WITH "CEC" CAP FOUND
 - 1/2-INCH IRON ROD WITH "CEC" CAP SET
 - ⊙ COTTON SPINDLE FOUND
 - ▲ PK NAIL FOUND (UNLESS NOTED OTHERWISE)
 - △ CALCULATED POINT
 - W.Q.B.Z. WATER QUALITY BUFFER ZONE
 - BSL BUILDING SETBACK LINE
 - AC ACRES
 - PUE PUBLIC UTILITY EASEMENT
 - 100yr 100 YEAR FLOOD PLANE LINE
 - BOUNDARY LINE
 - - - ADJOINER BOUNDARY LINE
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APPROVED BY:
FWF
JOB NUMBER: 181-500 ISSUE DATE: 06/14/2021
SHEET: 2 OF 3
SUBMITTAL DATE: 06/14/2021

"FINAL PLAT" OF BUNKER RANCH PHASE 4,
BLOCK "1", LOTS 1-28 AND R.O.W.
RESERVE WITHIN THE CITY OF DRIPPING
SPRINGS, TEXAS

FINAL PLAT OF BUNKER RANCH PHASE 4 38.94 ACRES

ENGINEER'S CERTIFICATION

THIS IS TO CERTIFY THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; I AM RESPONSIBLE FOR THE PREPARATION OF THE ENGINEERING PORTION THE PLAT SUBMITTED HEREWITH; ALL ENGINEERING INFORMATION SHOWN ON THE PLAT IS ACCURATE AND CORRECT; AND WITH REGARD TO THE ENGINEERING PORTIONS THEREOF, THE PLAT COMPLIES CITY OF DRIPPING SPRINGS CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND HAYS COUNTY CODES, ORDINANCES AND RULES,

BRIAN ESTES DATE
P.E. NO. 89270
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3711 S. MOPAC EXPRESSWAY, STE. 550
AUSTIN, TX 78746

THE PROPERTY IS LOCATED WITHIN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON FEDERAL INSURANCE RATE MAP. PANEL NOS. 48209C0085F & 48209C0105F, HAYS COUNTY, TEXAS DATED SEPTEMBER 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.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS; I AM RESPONSIBLE FOR THE PREPARATION OF THE SURVEYING PORTIONS OF THE PLAT SUBMITTED HEREWITH; ALL SURVEYING INFORMATION SHOWN ON THE PLAT IS ACCURATE AND CORRECT; AND WITH REGARD TO THE SURVEYING PORTIONS THEREOF, THE PLAT COMPLIES WITH CITY OF DRIPPING SPRINGS CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND HAYS COUNTY CODES, ORDINANCES AND RULES.



FRANK WILLIAM FUNK DATE
R.P.L.S. NO. 6803
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3711 S. MOPAC EXPRESSWAY, STE. 550
AUSTIN, TX 78746

STATE OF TEXAS
COUNTY OF HAYS

I, ELAINE H. 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 _____, 2021, A.D., AT _____ M, IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NO. _____

WITNESS MY SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2021, A.D.

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS}
COUNTY OF HAYS}
CITY OF DRIPPING SPRINGS}

THIS PLAT, BUNKER RANCH, PHASE 4, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED THIS THE ____ DAY OF _____ 2021.

BY:

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR,
ATTEST:

ANDREA CUNNINGHAM, CITY SECRETARY

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, BUNKER RANCH, LLC, OWNERS OF 43.18 ACRES OF LAND, 58.616 ACRES OF LAND, AND 111.67 ACRES OF LAND OUT OF THE BENJAMIN F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, SAID 43.18 ACRES CONVEYED TO US BY DEED RECORDED IN DOCUMENT NO. 16020929, SAID 58.616 ACRES CONVEYED TO US BY DEED RECORDED IN DOCUMENT NO. 16020930, AND SAID 111.67 ACRES CONVEYED TO US BY DEED RECORDED IN DOCUMENT NO. 16020931, ALL OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 38.94 ACRES OF LAND TO BE KNOWN AS BUNKER RANCH PHASE 4 IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE THE STREETS DESIGNATED HEREON AS PUBLIC ROAD TO THE PUBLIC AND WILL CONVEY THE STREETS DESIGNATED HEREON AS PRIVATE AS WELL AS THE WATER QUALITY LOTS AND PRIVATE PARK LOTS TO THE HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF THE SAID BUNKER RANCH, LLC, HAS CAUSED THESE PRESENTS TO BE EXECUCED BY ITS DULY AUTHORIZED OFFICER

WITNESS MY HAND THIS THE _____ DAY OF _____ A.D. 2021

BUNKER RANCH, LLC
6836 BEE CAVES RD.
BUILDING 3, SUITE 302
AUSTIN, TX 78746

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____ A.D. 2021.

NOTARY PUBLIC, IN AND FOR

MY COMMISSION EXPIRES:

ENGINEERING AND PUBLIC WORKS DEPARTMENT
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. 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 ENGINEERING AND PUBLIC WORKS DEPARTMENT.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

CITY ENGINEER DATE

PLAT NOTES:

1. THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS.
2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
4. THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
6. THE PROPERTY IS LOCATED WITHIN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON FEDERAL INSURANCE RATE MAP. PANEL NOS. 48209C0085F & 48209C0105F, HAYS COUNTY, TEXAS DATED SEPTEMBER 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.
7. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
8. WASTEWATER SERVICE WILL BE PROVIDED BY EACH LOT THROUGH USE OF O.S.S.F. PER CITY OF DRIPPING SPRINGS REGULATIONS.
9. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
10. TELEPHONE SERVICE WILL BE PROVIDED BY AT&T.
11. GAS SERVICE TO BE PROVIDED BY TEXAS GAS.
12. ALL SETBACKS SHALL COMPLY WITH THE ZONING ORDINANCE.
13. UTILITY EASEMENTS OF 20 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED R.O.W. AND 5' ALONG EACH SIDE LOT LINE.
14. ALL STREETS SHALL BE DESIGNED AS IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS.
15. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
16. ANY DEVELOPMENT WITHIN A WQBZ ALLOWED UNDER SEC. 22.05.017(d) OF THE CITY WATER QUALITY ORDINANCE SHALL BE DESIGNED AND/OR CONDUCTED IN A MANNER WHICH LIMITS THE ALTERATION AND POLLUTION OF THE NATURAL RIPARIAN CORRIDOR TO THE MAXIMUM EXTENT FEASIBLE. IN NO CASE SHALL ANY WASTEWATER LINE BE LOCATED LESS THAN 100 FEET FROM THE CENTERLINE OF A STREAM UNLESS THE APPLICANT HAS DEMONSTRATED THAT INSTALLATION OF THE WASTEWATER LINE OUTSIDE OF THIS ZONE IS PHYSICALLY PROHIBITIVE OR ENVIRONMENTALLY UNSOUND. ANY WASTEWATER LINES LOCATED IN A WQBZ SHALL MEET DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS TO ENSURE ZERO LEAKAGE.
17. DRIVEWAYS SHALL BE PERMITTED BY THE CITY AND ALL REQUIRED CULVERTS MUST BE NO LESS THAN 18" CMP.
18. CITY IS AUTHORIZED TO ACCESS THE PRIVATE STREETS, EASEMENTS, ETC., FOR INSPECTION CODE COMPLIANCE, AND WASTEWATER MAINTENANCE AS NEEDED AND HAYS COUNTY EMERGENCY SERVICE DISTRICT #6 IS AUTHORIZED TO ACCESS THE PRIVATE STREETS FOR EMERGENCY ACCESS. BUNKER RANCH HOA TO PROVIDE CITY AND HAYS COUNTY EMERGENCY SERVICE DISTRICT #6 WITH GATE ACCESS CODE.
19. THE BUNKER RANCH HOA, WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL PRIVATE ROADS, WATER QUALITY LOTS, PRIVATE PARKS, AND TRAILS.
20. THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT #6, OR ITS SUCCESSORS.
21. THE BUNKER RANCH HOA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER FACILITIES AND EASEMENT.

SURVEY CONTROL:

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NSRS 2011(2012A), SOUTH CENTRAL ZONE, REFERENCING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.



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APPROVED BY:
FWF
JOB NUMBER: 181-500 ISSUE DATE: 06/14/2021
SHEET:
3 OF 3
SUBMITTAL DATE:
06/14/2021

"FINAL PLAT" OF BUNKER RANCH PHASE 4,
BLOCK "1", LOTS 1-28 AND R.O.W.
RESERVE WITHIN THE CITY OF DRIPPING
SPRINGS, TEXAS