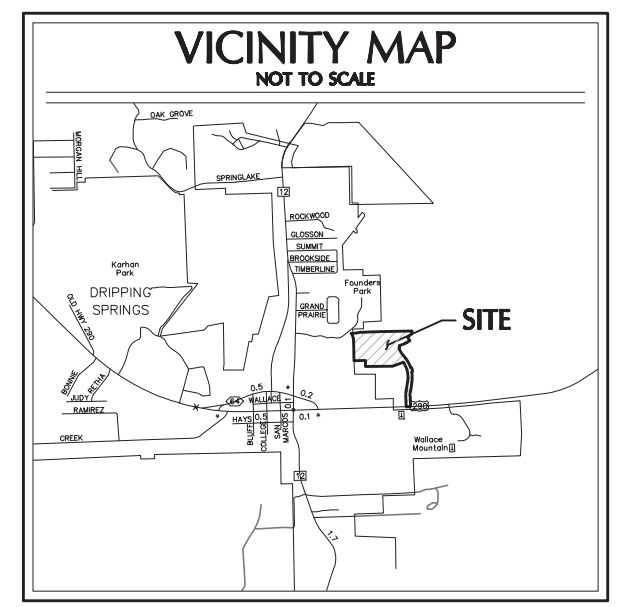
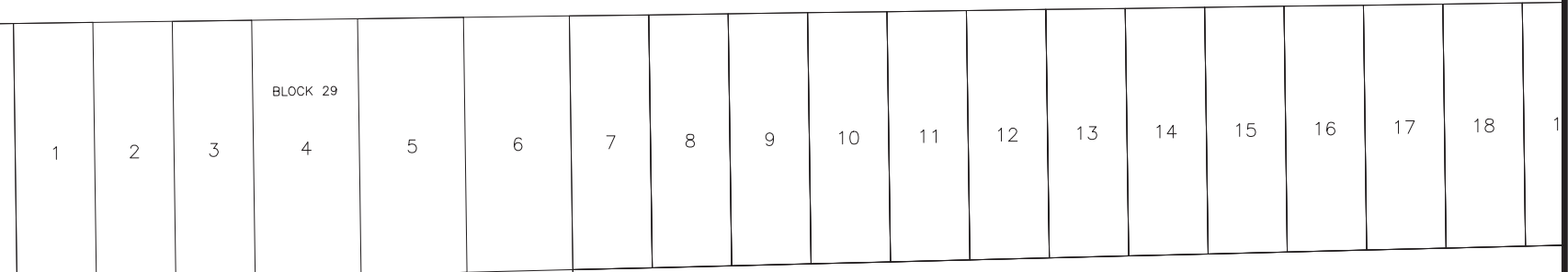


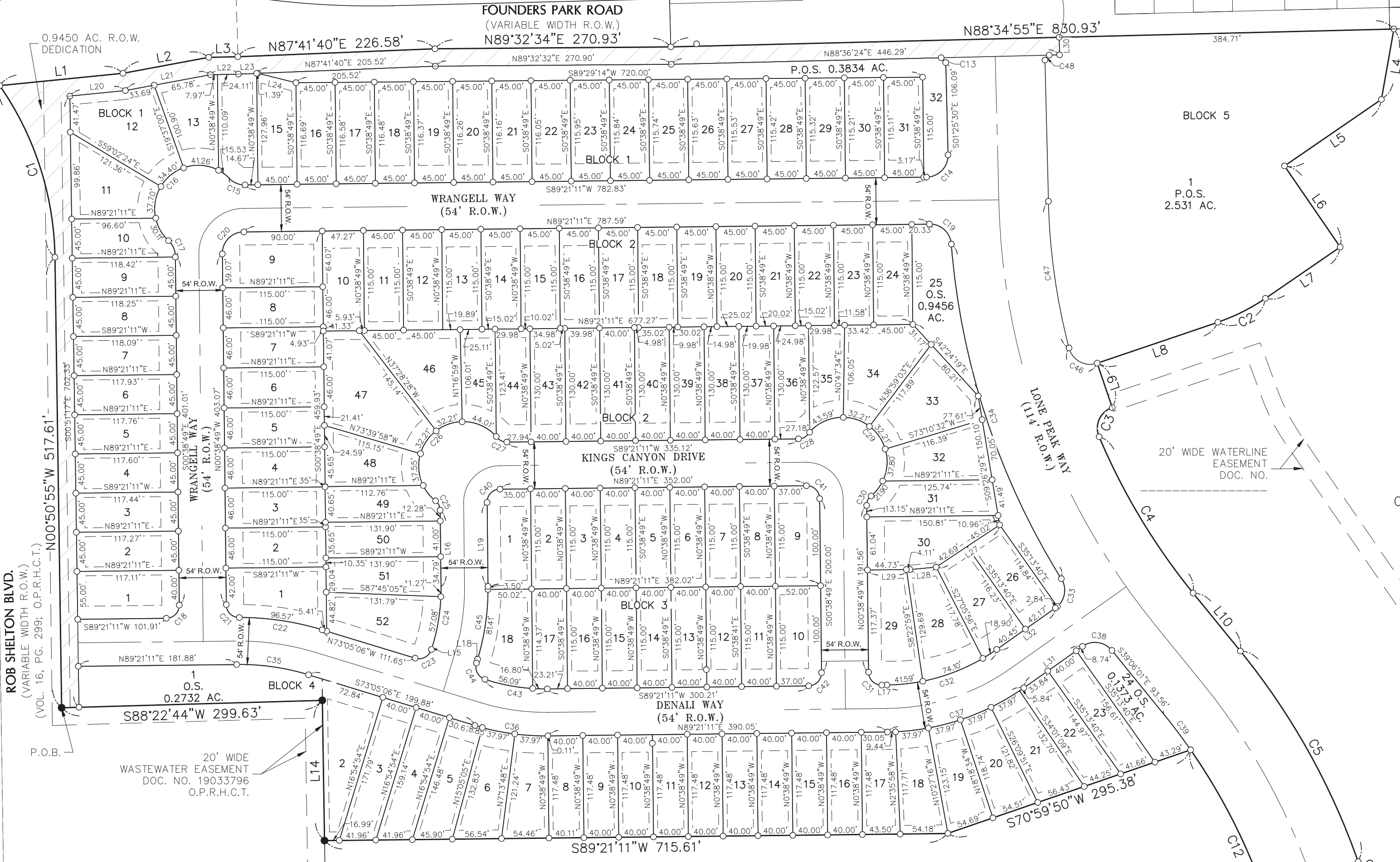
CITY OF DRIPPING SPRINGS  
CALLED 1.978 ACRES  
VOL. 1714, PG. 289  
O.P.R.H.C.T.

BIG SKY SUBDIVISION PHASE 1  
DOC. NO. 18036374  
VOL. 171, PG. 279  
O.P.R.H.C.T.



**LEGEND**

- PHASE BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- 1/2" IRON ROD WITH "DOUCET" CAP SET
- POINT OF BEGINNING
- VOLUME
- BOOK
- PAGE
- DRAINAGE EASEMENT
- RIGHT-OF-WAY
- PUBLIC PARK DISTRICT
- PRIVATE OPEN SPACE
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT
- WATER QUALITY BUFFER ZONE
- PLAT RECORDS, HAYS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- DEED RECORDS, HAYS COUNTY, TEXAS
- OPEN SPACE



ROB SHELTON BLVD.  
(VARIABLE WIDTH R.O.W.)  
VOL. 16, PG. 299; O.P.R.H.C.T.

20' WIDE  
WASTEWATER EASEMENT  
DOC. NO. 19033796  
O.P.R.H.C.T.

CITY OF DRIPPING SPRINGS  
TRACT 2  
CALLED 4.078 ACRES  
VOL. 5200, PG. 886  
O.P.R.H.C.T.

CANNON FAMILY, LTD.  
CALLED 209.697 ACRES  
VOL. 1619, PG. 313  
O.P.R.H.C.T.

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

**PARKLAND DEDICATION SUMMARY**

DESCRIPTION	LOT #	AREA (AC.)
OPEN SPACE	LOT 32, BLOCK 1	0.38
PRIVATE OPEN SPACE	LOT 25, BLOCK 2	0
PRIVATE OPEN SPACE	LOT 1, BLOCK 4	0
PRIVATE OPEN SPACE	LOT 24, BLOCK 4	0
OPEN SPACE	LOT 1, BLOCK 5	2.53
POND A	LOT 1, BLOCK 5	-1.98

**LOT SETBACKS**

AREA	DISTANCE (FT.)
FRONT	20
REAR	10
SIDE	5
CORNER	15

ASHTON WOODS  
CANNON FAMILY, LTD.  
CALLED 209.697 ACRES  
VOL. 1619, PG. 313  
O.P.R.H.C.T.

ORYX CANNON 58 LLC  
CALLED 58.000 ACRES  
DOC. NO. 20023358  
O.P.R.H.C.T.

# CANNON RANCH SUBDIVISION PHASE 1 CITY OF DRIPPING 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  
TBPE Firm Number: 3937  
TBPELS Firm Number: 10105800

Date:	12/09/2021
Scale:	1" = 100'
Drawn by:	SWP
Reviewer:	JB
Project:	1298-003
Sheet:	1 OF 3
Field Book:	N/A
Party Chief:	ADM
Survey Date:	06/24/2021

## MATCHLINE SHEET 2

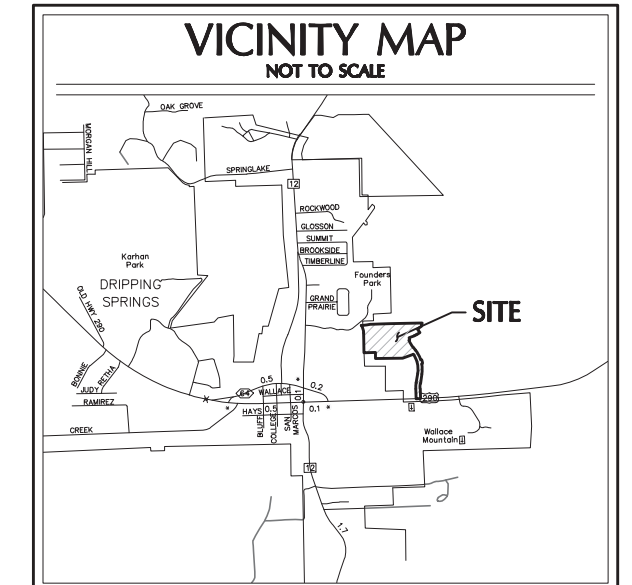
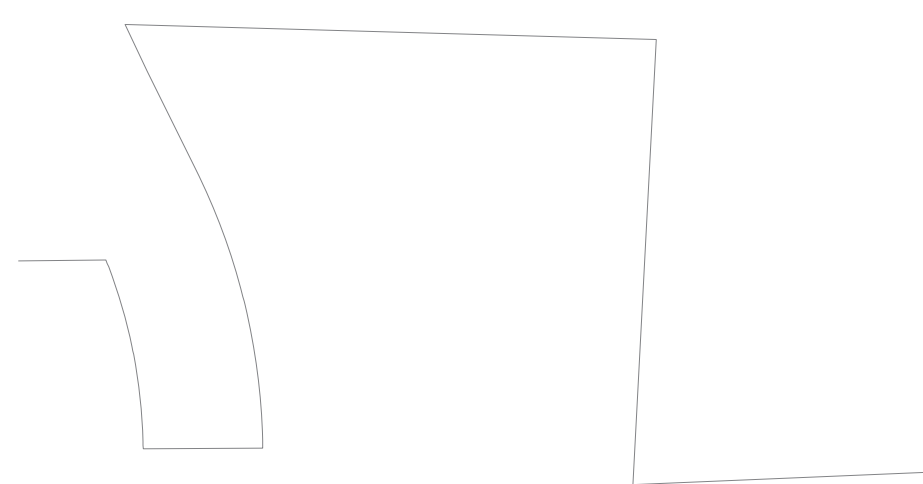
# MATCHLINE SHEET 1

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

CANNON FAMILY, LTD.  
CALLED 209.697 ACRES  
VOL. 1619, PG. 313  
O.P.R.H.C.T.

ORYX CANNON 58 LLC  
CALLED 58.000 ACRES  
DOC. NO. 20023358  
O.P.R.H.C.T.

TRACT II  
CALLED 42.06 ACRES  
VOL. 2499, PG. 635  
O.P.R.H.C.T.



## LEGEND

- PHASE BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY-LINE
- EASEMENT LINE
- 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
- 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

U.S. HWY 290  
(R.O.W. VARIES)

REFERENCE TIE TO  
HAYS COUNTY  
MONUMENT #51  
GRID N=13,982,190  
GRID E=2,263,004

REFERENCE TIE TO  
HAYS COUNTY  
MONUMENT #202  
GRID N=13,982,069  
GRID E=2,260,050

LINE	BEARING	DISTANCE
L1	N84°18'45"E	142.18'
L2	N79°26'34"E	100.24'
L3	N88°45'18"E	33.52'
L4	S10°06'56"W	82.22'
L5	S55°30'26"W	135.00'
L6	S34°29'34"E	113.00'
L7	S55°30'26"W	104.24'
L8	S71°15'53"W	146.39'
L9	S18°44'07"E	54.00'
L10	S39°06'01"E	85.98'
L11	S14°29'34"E	70.67'
L12	S06°06'37"W	21.96'
L13	S87°48'29"W	114.00'
L14	N00°51'53"W	161.19'
L15	S16°54'54"W	4.63'
L16	S00°38'49"E	88.06'
L17	S89°21'11"W	5.84'
L18	N16°54'54"E	4.59'
L19	N00°38'49"W	96.50'
L20	N84°18'45"E	64.10'

LINE	BEARING	DISTANCE
L21	N79°26'34"E	99.46'
L22	N88°45'18"E	32.08'
L23	N87°41'40"E	20.90'
L24	N76°05'55"W	45.06'
L27	S56°20'07"W	87.71'
L28	S84°46'01"W	30.21'
L29	S89°21'11"W	48.83'
L30	N01°25'30"W	20.19'
L31	N54°46'20"E	82.58'
L32	S54°46'20"W	82.62'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	210.34'	355.63'	33°53'17"	N17°49'24"W	207.29'
C2	61.33'	223.00'	15°45'26"	S63°23'10"W	61.14'
C3	41.08'	25.00'	94°09'11"	S24°11'17"W	36.61'
C4	210.23'	743.00'	16°12'43"	S30°59'40"E	209.53'
C5	278.61'	807.00'	19°46'52"	S29°12'35"E	277.23'
C6	37.16'	25.00'	85°10'25"	S61°54'22"E	33.84'
C7	29.31'	25.00'	67°10'08"	S23°55'04"W	27.66'
C8	263.58'	807.00'	18°42'48"	S00°18'36"E	262.41'
C9	135.93'	693.00'	11°14'19"	S03°25'39"W	135.71'
C10	158.29'	807.00'	11°14'19"	N03°25'39"E	158.04'
C11	284.72'	693.00'	23°32'23"	N02°43'23"W	282.72'
C12	245.55'	693.00'	20°18'06"	N24°38'37"W	244.27'
C13	7.66'	76.27'	5°45'26"	S43°14'32"E	7.66'
C14	39.61'	25.00'	90°46'41"	S43°57'50"W	35.59'
C15	20.12'	25.00'	46°06'20"	N67°35'39"W	19.58'
C16	159.01'	50.00'	182°12'39"	S44°21'11"W	99.98'
C17	20.12'	25.00'	46°06'20"	S23°41'59"E	19.58'
C18	23.56'	15.00'	90°00'00"	S44°21'11"W	21.21'
C19	37.57'	25.00'	86°06'48"	S47°35'25"E	34.14'
C20	39.27'	25.00'	90°00'00"	N44°21'11"E	35.36'
C21	23.39'	15.00'	89°21'30"	N45°19'34"W	21.09'
C22	96.57'	327.00'	16°55'14"	N81°32'43"W	96.22'
C23	23.56'	15.00'	90°00'00"	S61°54'54"W	21.21'
C24	68.35'	223.00'	17°33'43"	S08°08'03"W	68.09'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C25	12.44'	14.00'	50°53'35"	S26°05'37"E	12.03'
C26	170.71'	51.00'	191°47'10"	S44°21'11"W	101.46'
C27	12.44'	14.00'	50°53'35"	N65°12'01"W	12.03'
C28	12.44'	14.00'	50°53'35"	S63°54'23"W	12.03'
C29	170.71'	51.00'	191°47'10"	N45°38'49"W	101.46'
C30	12.44'	14.00'	50°53'35"	N24°47'59"E	12.03'
C31	23.56'	15.00'	90°00'00"	N45°38'49"W	21.21'
C32	134.59'	223.00'	34°34'51"	S72°03'45"W	132.56'
C33	37.80'	25.00'	86°37'12"	S11°27'44"W	34.30'
C34	408.55'	857.00'	27°18'52"	S18°11'27"E	404.70'
C35	83.68'	273.00'	17°33'43"	S81°51'57"E	83.35'
C36	84.90'	277.00'	17°33'43"	S81°51'57"E	84.57'
C37	167.18'	277.00'	34°34'51"	N72°03'45"E	164.66'
C38	37.58'	25.00'	86°07'39"	S82°09'51"E	34.14'
C39	52.08'	693.00'	4°18'21"	S36°56'51"E	52.07'
C40	23.56'	15.00'	90°00'00"	N44°21'11"E	21.21'
C41	23.56'	15.00'	90°00'00"	S45°38'49"E	21.21'
C42	23.56'	15.00'	90°00'00"	S44°21'11"W	21.21'
C43	72.89'	223.00'	18°43'41"	N81°16'59"W	72.57'
C44	23.26'	15.00'	88°50'03"	N27°30'07"W	21.00'
C45	84.90'	277.00'	17°33'43"	N08°08'03"E	84.57'
C46	41.08'	25.00'	94°09'11"	N61°39'32"W	36.61'
C47	170.62'	743.00'	13°09'25"	N08°00'13"W	170.24'
C48	7.58'	70.17'	6°11'10"	N40°25'25"E	7.57'



Civil Engineering // Entitlements // Geospatial  
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www.doucetengineers.com  
TBPE Firm Number: 3937  
TBPELS Firm Number: 10105800

Date: 12/09/2021  
Scale: 1" = 100'  
Drawn by: SWP  
Reviewer: JB  
Project: 1298-003  
Sheet: 2 OF 3  
Field Book: N/A  
Party Chief: ADM  
Survey Date: 06/24/2021

## CANNON RANCH SUBDIVISION PHASE 1

### CITY OF DRIPPING SPRINGS HAYS COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS §  
STATE OF TEXAS §  
COUNTY OF HAYS §

KNOWN ALL MEN BY THESE PRESENTS, THAT WE, ASHTON AUSTIN RESIDENTIAL LLC, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 107210 RESEARCH BOULEVARD, SUITE B-120, AUSTIN, TEXAS 78659, BEING THE OWNERS OF 29.97 ACRES OF LAND IN THE PHILIP A. SMITH SURVEY NO. 26, ABSTRACT NO. 415, HAYS COUNTY, TEXAS, OF A CALLED 209.697 ACRE TRACT AS DESCRIBED IN VOLUME 1619, PAGE 313, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 29.97 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

**CANNON RANCH SUBDIVISION, PHASE 1**

IN WITNESS WHEREOF, ASHTON AUSTIN RESIDENTIAL LLC, HAVE CAUSED THESE PRESENTS TO BE

EXECUTED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

NAME DATE  
ASHTON AUSTIN RESIDENTIAL LLC  
107210 RESEARCH BOULEVARD, SUITE B-120  
AUSTIN TX, 78659  
512-610-7000

STATE OF TEXAS §  
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY FOR THE PURPOSED AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

NOTARY PUBLIC MY COMMISSION EXPIRES:  
IN AND FOR THE STATE OF TEXAS

OWNER/DEVELOPER:  
ASHTON AUSTIN RESIDENTIAL LLC  
107210 RESEARCH BOULEVARD, SUITE B-120  
AUSTIN TX, 78659  
512-610-7000  
CONTACT: STEVEN PIERCE

ENGINEER:  
DOUCET & ASSOCIATES, INC.  
7401 B HWY. 71 WEST, SUITE 160  
AUSTIN, TX 78735  
512-583-2600  
CONTACT: JOE GRASSO, P.E.

SURVEY:  
DOUCET & ASSOCIATES, INC.  
7401 B HWY. 71 WEST, SUITE 160  
AUSTIN, TX 78735  
512-583-2600  
CONTACT: CHRIS TERRY, R.P.L.S.

UTILITY:  
WATER/WASTEWATER:  
CITY OF DRIPPING SPRINGS

ELECTRIC:  
PEDERNALES ELECTRIC COOPERATIVE

JURISDICTION:  
CITY OF DRIPPING SPRINGS

NOTE:  
THIS PROJECT IS SUBJECT TO PDD #12 APPROVED BY THE CITY OF DRIPPING SPRINGS AND RECORDED AS DOC. NO. 21042090, DATED 8/3/2021, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TX

HAYS COUNTY:  
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 \_\_\_\_\_, 20\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

**PRELIMINARY**

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

HAYS COUNTY:  
STATE OF TEXAS §  
COUNTY OF HAYS §

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY. RAINWATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

**PRELIMINARY**

CHAD GILPIN, CITY ENGINEER  
CITY OF DRIPPING SPRINGS DEVELOPMENT SERVICES  
HAYS COUNTY, TEXAS

CITY OF DRIPPING SPRINGS  
APPROVAL CERTIFICATE  
APPROVED AND AUTHORIZED TO BE RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY THE PLANNING ZONING COMMISSION OF THE CITY OF DRIPPING SPRINGS, TEXAS.

HOWARD KOONTZ, PLANNING DIRECTOR DATE

MICHELLE FISCHER, CITY ADMINISTRATOR DATE

MIM JAMES, PLANNING & ZONING COMMISSION DATE

PARKLAND DEDICATION SUMMARY		
DESCRIPTION	LOT #	AREA (AC.)
OPEN SPACE	LOT 32, BLOCK 1	0.38
PRIVATE OPEN SPACE	LOT 25, BLOCK 2	0
PRIVATE OPEN SPACE	LOT 1, BLOCK 4	0
PRIVATE OPEN SPACE	LOT 24, BLOCK 4	0
OPEN SPACE	LOT 1, BLOCK 5	2.53
POND A	LOT 1, BLOCK 5	-1.98

STREET SUMMARY			
STREET NAME	R.O.W. WIDTH	PAVEMENT WIDTH	LINEAR FEET
LONE PEAK WAY	114' R.O.W.	48'	2,066
DENALI WAY	54' R.O.W.	30'	1,254
WRANGELL WAY	54' R.O.W.	30'	1,394
KINGS CANYON DRIVE	54' R.O.W.	30'	946
		TOTAL	5,660

**NOTES:**

- THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS.
- 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.
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON MAP NUMBER 48209C0105F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 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 ASHTON WOODS, APPROVED JULY 6, 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.
- 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 7.5 FEET.
- ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AS AMENDED BY PDD #12.
- 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.
- 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.
- 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'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.
- TWO 65 GALLON SHADE TREES WILL BE REQUIRED FOR EACH RESIDENTIAL LOT PER PDD#12.
- THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE OPEN SPACES.
- THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE 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.
- THIS DEVELOPMENT IS SUBJECT TO DRIPPING SPRINGS ORDINANCE 2021-24, PLANNED DEVELOPMENT DISTRICT NO. 12-CANNON RANCH APPROVED ON JULY 6, 2021
- ALL PROPOSED ONSITE COLLECTOR STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 5 FOOT WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
- ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 5 FOOT WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
- A 10 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 [SRDA 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, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACE UNDERGROUND IN A PUBLIC UTILITY EASEMENT.
- THE FOLLOWING HAYS COUNTY GPS BENCHMARKS ARE TIED TO AND REFERENCED ON THIS PLAT:  
  
#51  
ALUMINUM DISK IN CONCRETE  
GRID N=13,982,190  
GRID E=2,263,004  
ELEV: 1,239.60'  
  
#D202  
ALUMINUM DISK IN CONCRETE  
GRID N=13,982,069  
GRID E=2,260,050  
ELEV: 1,221.11'

**AREA TABLE:**

- TOTAL LOT ACREAGE: 29.97 ACRES.  
THIS PROJECT CONTAINS 127 LOTS, AVERAGING 0.15 AC. THERE ARE:  
0 LOTS > 10 AC;  
1 LOT BETWEEN 5 AC AND 2 AC;  
0 LOTS BETWEEN 2 AC AND 1 AC;  
126 LOTS < 1 AC.
  - THE TOTAL AREA OF R.O.W. IN THIS SUBDIVISION IS 2.74 ACRES.
  - THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 5,660 LINEAR FEET.
- TOTAL ACREAGE: 29.97 ACRES.

**FLOOD NOTE:**

THIS PROPERTY IS LOCATED WITHIN UNSHADED ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 48209C0105F EFFECTIVE SEPTEMBER 2, 2005 AND ISSUED BY FEMA FOR HAYS COUNTY, TEXAS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

LOT SETBACKS	
AREA	DISTANCE (FT.)
FRONT	20
REAR	10
SIDE	5
CORNER	15

LOT SUMMARY	
TOTAL NUMBER OF BLOCKS	5
TOTAL NUMBER OF LOTS	127
RESIDENTIAL LOTS	122
DRAINAGE EASEMENT LOTS	1
LANDSCAPE LOTS	0
COMMERCIAL LOTS	0
OPEN SPACE LOTS	4
TOTAL OVERALL ACREAGE	29.97

IMPERVIOUS COVER (I.C.)SUMMARY	
AREA (AC.)	29.97
NUMBER 40' LOTS	67
NUMBER 45' LOTS	55
TOTAL LOTS	122
40' LOTS I.C. (SQ. FT.)	200,330
45' LOTS I.C. (SQ. FT.)	184,965
TOTAL LOTS I.C. (AC.)	8.84
ROADWAY/SIDEWALK I.C. (AC.)	6.54
DRIVEWAYS I.C. (AC.)	0.73
CUL-DE-SACS (AC.)	0.00
TOTAL IMPERVIOUS COVER (AC.)	16.11
PERCENT IMPERVIOUS COVER	53.77

**CANNON RANCH  
SUBDIVISION  
PHASE 1**

**CITY OF DRIPPING SPRINGS  
HAYS COUNTY, TEXAS**

 <b>Civil Engineering // Entitlements // Geospatial</b> 7401 B. Highway 71 W, Ste. 160 Austin, TX 78735, Tel: (512)-583-2600 www.doucetengineers.com TBPE Firm Number: 3937 TBPELS Firm Number: 10105800	Date: 12/09/2021
	Scale: N/A
	Drawn by: SWP
	Reviewer: JB
	Project: 1298-003
	Sheet: 3 OF 3
	Field Book: N/A
Party Chief: ADM	
Survey Date: 06/24/2021	