PLANNING & ZONING COMMISSION
REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, September 22, 2020 at 6:30 PM

VIDEOCONFERENCE MEETING

This meeting will be held via videoconference and the public is encouraged and welcome to participate. Public comment may be given during the videoconference by joining the meeting using the information below. Public comment for this meeting may also be submitted to the City Secretary at acunningham@cityofdrippingsprings.com no later than 4:00 PM on the day the meeting will be held.

The Planning & Zoning Commission respectfully requests that all microphones and webcams be disabled unless you are a member of the Commission. City staff, consultants and presenters, please enable your microphone and webcam when presenting to the Commission.

Agenda

MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

Join Zoom Meeting
https://us02web.zoom.us/j/85842339524?pwd=aDhXa1J6Y2RVM2lTaG85Yk0zTFptZz09

Meeting ID: 858 4233 9524
Passcode: 222242

Dial Toll Free:
877 853 5257 US Toll-free
888 475 4499 US Toll-free

Find your local number: https://us02web.zoom.us/u/kemKIZDvAw

Join by Skype for Business: https://us02web.zoom.us/skype/85842339524

CALL TO ORDER AND ROLL CALL

Commission Members:
Mim James, Chair
James Martin, Vice Chair
Christian Bourguignon
John McIntosh
Roger Newman
Evelyn Strong
Tammie Williamson

Staff, Consultants, & Elected/Appointed Officials:
City Administrator Michelle Fischer

Deputy City Administrator Ginger Faught
City Attorney Laura Mueller
Senior Planner Amanda Padilla
City Engineer Chad Gilpin

PLEDGE OF ALLEGIANCE

PRESENTATION OF CITIZENS

A member of the public who desires to address the Commission regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. It is the request of the Commission that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens from the city secretary. By law no action may be taken during Presentation of Citizens.

CONSENT AGENDA

The following items are anticipated to require little or no individualized discussion due to their nature being clerical, ministerial, mundane or routine. In an effort to enhance the efficiency of Planning & Zoning Commission meetings, it is intended that these items will be acted upon by the Planning & Zoning Commission with a single motion because no public hearing or determination is necessary. However, a Planning & Zoning Commission Member or citizen may request separate deliberation for a specific item, in which event those items will be removed from the consent agenda prior to the Planning & Zoning Commission voting on the consent agenda as a collective, singular item. Prior to voting on the consent agenda, the Planning & Zoning Commission may add additional items that are listed elsewhere on the same agenda.

1. **Approval of the August 25, 2020 Planning & Zoning Commission regular meeting minutes.**

2. **Recommendation of disapproval of Preliminary Plat Amendment for SUB2020-0022: Preliminary Plat Amendment for Big Sky Ranch to add an additional 41 lots (211.4 acres) to the approved Preliminary Plat as addressed in staff report. The property is generally located at the intersection of Founders Park Road and Lone Peak Way.** *Applicant: Christopher Reid, P.E. Doucet & Associates, INC.*

3. **Approval of a plat with a condition set forth in the item SUB2020-0011: a Preliminary Plat for an approximately 190.317 acre tract of land situated in the Philip Smith Survey, Abstract No. 415, the City of Dripping Springs, Hays County, Texas. The property is generally located off Sportsplex Drive.** *Applicant: Alex Granados, P.E. Kimley-Horn*

BUSINESS

4. **Public hearing and consideration of approval regarding SUB2020-0021: An application to consider a Replat with a Partial Vacation for the Parten Ranch Phase 2 Subdivision for the property generally located 1.5 miles southwest of the intersection of Nutty Brown Road and FM 1826 (R167464, R167463). The applicant is proposing to vacate an Open Space/ Drainage Lot and replat two (2) lots.** *Applicant: HM Parten Ranch Development, INC.*

    a) Presentation
    b) Staff Report
    c) Public Hearing
    d) Partial Vacation
    e) Replat

5. **Public hearing and consideration of recommendation regarding ZA2020-0006: an application for a Zoning Amendment to consider a proposed zoning map amendment with a Conditional Use Overlay for two (2) tracts generally located northwest of the intersection of Bluff Street and Hays Street, within the Hays Street Historic District. Tracts 1 and 2 are requesting to rezone from Two-Family Residential - Duplex (SF-4) to Single-Family Attached Residential - Town Home (SF-5). The Conditional Use Overlay would prohibit certain uses that are allowed by right in the SF-5.** *Applicant: Jon Thompson*

    a) Presentation
    b) Staff Report
    c) Public Hearing
    d) Zoning Amendment with Conditional Overlay

6. **Public hearing and consideration of recommendation regarding VAR2020-0013: Variance Application to consider a variance to encroach within the setback defined in Chapter 30, Exhibit B, Planned Development District 10, 2.4.5 (b) and the Public Utility Easement for two (2) corner lots within the Planned Development District No. 10 (PDD 10) at the properties located at 133 Dome Peak Terrace and 159 Delaware Mountains Terrace (Lot 9, Block 9 and Lot 9, Block 10 of Big Sky Ranch, Phase 1).** *Applicant: Christopher A. Reid, PE*

    a) Presentation
    b) Staff Report
    c) Public Hearing
    d) Variance

7. **Public hearing and consideration of recommendation regarding an Ordinance Amending the Dripping Springs City-Wide Trails Plan Map.**

    a) Staff Report
    b) Public Hearing
    c) Amendment Ordinance

8. **Public hearing and consideration of recommendation regarding VAR2020-0015: An application to consider a variance to Chapter 28 Exhibit A Subdivision Ordinance Section 15 Sidewalks for a property located at 31430 Ranch Road 12, Dripping Springs**

TX (R 169001) The applicant is requesting to not provide sidewalks along Ranch Road 12. *Applicant: Jon Thompson*

a) Presentation
b) Staff Report
c) Public Hearing
d) Variance

REPORTS OF STAFF AND AGENCIES

9. September Planning Projects

EXECUTIVE SESSION

The Planning and Zoning Commission for the City of Dripping Springs has the right to adjourn into executive session any time during the course of this meeting to discuss any matter as authorized by Texas Local Government Code Sections 551.071 (Consultation with City Attorney), 551.072 (Deliberation of Real Property). 551.073 (Deliberation about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The Planning and Zoning Commission for the City of Dripping Springs may act on any item listed in Executive Session or move any item from Executive to Open Session for action.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings
October 27, 2020 at 6:30 p.m.
November 18, 2020 at 6:30 p.m.
December 16, 2020 at 6:30 p.m.

City Council & Board of Adjustment Meetings
October 13, 2020 at 6:00 p.m.
October 20, 2020 at 6:00 p.m.
November 10, 2020 at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. This notice of meeting is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes. Annotated. In addition, the Commission may consider a vote to excuse the absence of any Commissioner for absence from this meeting.

Due to the Texas Governor Order, Hays County Order, City of Dripping Springs Disaster Declaration, and Center for Disease Control guidelines related to COVID-19, a quorum of this body could not be gathered in one place, and this meeting will be conducted through videoconferencing. Texas Government Code Sections 551.045; 551.125; and 551.127.

I certify that this notice of meeting was posed at the City of Dripping Springs City Hall and website, cityofdrippingsprings.com, on ***September 17, 2020*** *at* ***1:45 p.m.***

City Secretary

This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.

PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, August 25, 2020 at 6:30 PM

MINUTES

MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

Join Zoom Meeting
https://us02web.zoom.us/j/85842339524?pwd=aDhXa1J6Y2RVM2lTaG85Yk0zTFptZz09

Meeting ID: 858 4233 9524
Passcode: 222242

Dial Toll Free:
877 853 5257 US Toll-free
888 475 4499 US Toll-free

Find your local number: https://us02web.zoom.us/u/kemKIZDvAw

Join by Skype for Business: https://us02web.zoom.us/skype/85842339524

CALL TO ORDER AND ROLL CALL

Commission Members present were:
Mim James, Chair
James Martin, Vice Chair
Christian Bourguignon
John McIntosh
Roger Newman
Evelyn Strong
Tammie Williamson

Staff, Consultants & Elected/Appointed Officials present were:
City Administrator Michelle Fischer
City Attorney Laura Mueller
City Secretary Andrea Cunningham
Senior Planner Amanda Padilla
City Engineer Chad Gilpin
Planning Consultant Robyn Miga

With a quorum of the Commission present, Chair James called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

Chair James led the Pledge of Allegiance to the Flag.

PRESENTATION OF CITIZENS

A member of the public who desires to address the Commission regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. It is the request of the Commission that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens from the city secretary. By law no action may be taken during Presentation of Citizens.

No spoke during Presentation of Citizens.

CONSENT AGENDA

The following items are anticipated to require little or no individualized discussion due to their nature being clerical, ministerial, mundane or routine. In an effort to enhance the efficiency of Planning & Zoning Commission meetings, it is intended that these items will be acted upon by the Planning & Zoning Commission with a single motion because no public hearing or determination is necessary. However, a Planning & Zoning Commission Member or citizen may request separate deliberation for a specific item, in which event those items will be removed from the consent agenda prior to the Planning & Zoning Commission voting on the consent agenda as a collective, singular item. Prior to voting on the consent agenda, the Planning & Zoning Commission may add additional items that are listed elsewhere on the same agenda.

Via unanimous consent, the Planning & Zoning Commission heard Consent Agenda Items 1 and 2 separately.

1. **Approval of the July 28, 2020 Planing & Zoning Commission regular meeting minutes.**

   A motion was made by Vice Chair Martin to approve the July 28, 2020 Planning & Zoning Commission regular meeting minutes. Commissioner Williamson seconded the motion which carried unanimously 7 to 0.

2. **Approval of a partial Plat Vacation for SUB2020-0018: Plat Vacation of Indian Point Estates Subdivision Lot 2A, totaling 107.80 acres out of the B.F. Hanna Survey, No. 28, Abstract No. 222, Hays County, TX, and recorded in Volume 9, Page 89-90 of the Hays County Official Public Records**. *Applicant: Adrian Rosas*

   Amanda Padilla presented the staff report which is on file. Staff recommends approval of the partial plat vacation.

   A motion was made by Vice Chair Martin to approve a partial Plat Vacation for SUB2020-0018: Plat Vacation of Indian Point Estates Subdivision Lot 2A, totaling 107.80 acres out of

the B.F. Hanna Survey, No. 28, Abstract No. 222, Hays County, TX, and recorded in Volume 9, Page 89-90 of the Hays County Official Public Records. Commissioner Newman seconded the motion which carried unanimously 7 to 0.

BUSINESS

3. **Public hearing and discussion regarding VAR2020-0016: an application to consider a Waiver request to Chapter 28, Exhibit A Subdivision Ordinance, Section 14.3 Irregular Shaped Lots to allow a Flag Lot for a property approximately 13.03 acres, located at 611 Butler Ranch Road (R18068)(Legal Description: A0415 Philip A. Smith Survey, Tracts G&M, Acres 13.03, Hays County, Texas).** ***Action to be taken by City Administrator; No action to be taken by the Planning & Zoning Commission.*** *Applicant: Jon Thompson*

Action to be taken by City Administrator; No action to be taken by the Planning & Zoning Commission.

a) Presentation

Applicant Jon Thompson was available for questions from the Commission.

b) Staff Report

Laura Mueller reviewed the staff report regarding Administrative Review which is on file.

Robyn Miga presented the staff report on the variance request which is on file.

c) Public Hearing

Jim Houchins spoke on behalf of client Vicky Jones, referencing a letter submitted to the City regarding Ms. Jones' opposition to the request.

Chair James requested that Administration take into consideration the additional comments submitted in writing expressing opposition to the request: Candace Perez, Emily and Steve Venski, Jim and Sara Walvoord, Kelly Willis, Kevin J. Franata, Michael Kearney, and Ron Hick and Dale Walston.

No action was taken regarding this item.

4. **Public hearing and consideration of recommendation regarding VAR2020-0013: Variance Application to consider a variance to encroach within the setback defined in Chapter 30, Exhibit B, Planned Development District 10, 2.4.5 (b) and the Public Utility Easement for two (2) corner lots within the Planned Development District No. 10 (PDD 10) at the properties located at 133 Dome Peak Terrace and 159 Delaware Mountains Terrace (Lot 9, Block 9 and Lot 9, Block 10 of Big Sky Ranch, Phase 1).** *Applicant: Christopher A. Reid, PE*

a) Presentation – No presentation given.

b) Staff Report

Amanda Padilla presented the staff report which is on file. The applicant has requested postponement to the September 22, 2020 Planning & Zoning Commission to allow time to address comments regarding staff's recommendation of denial.

c) Public Hearing – No spoke during the Public Hearing.

d) Variance

A motion was made by Vice Chair Martin to postpone VAR2020-0013: Variance Application to consider a variance to encroach within the setback defined in Chapter 30, Exhibit B, Planned Development District 10, 2.4.5 (b) and the Public Utility Easement for two (2) corner lots within the Planned Development District No. 10 (PDD 10) at the properties located at 133 Dome Peak Terrace and 159 Delaware Mountains Terrace (Lot 9, Block 9 and Lot 9, Block 10 of Big Sky Ranch, Phase 1) to the September 22, 2020 Planning & Zoning Commission meeting. Commissioner Newman seconded the motion which carried 4 to 3, with Chair James and Commissioners McIntosh and Strong opposed.

5. Public hearing and consideration of recommendation regarding CUP2020-0008: An application for a Conditional Use Permit to allow the use Mobile Food Vendor - longer than 10 days located at 1111 W US Highway 290, Dripping Springs, TX 78620, which is zoned Commercial Services. *Applicant: Jon Thompson*

a) Presentation

Applicant Jon Thompson presented the item and reviewed the request. Owners Chris and Wendy Bykowski presented the concept of the business.

b) Staff Report

Amanda Padilla presented the staff report which is on file. Staff recommends approval with the following conditions:

1. Hours of Operation:
    a. Sunday- Thursday: 9:00am - 8:00pm
    b. Friday-Saturday: 9:00am - 10:00pm
2. No pedestrian flow or access from Bonnie Drive.
3. Applicant shall provide a screening wall along rear property line made of solid masonry or wood. The wall shall be no less than six feet (6'), no more than eight feet (8'), in conjunction with landscaping elements on the property line.
4. No outside speakers or amplified music is permitted.
5. Decibel level shall not exceed 85 decibels per the Texas Penal Code, Title 9, Section 42.01 (c)(2).
6. The mobile food vendor shall not be placed on the property until the business receives a Certificate of Occupancy from the City Building Official for Bykowski Tailor and Garb, the business it shall be a part of.

7. All Trash at the rear of the property is to be cleaned up and maintained.
8. Applicant shall provide calculations from an engineer demonstrating that the remaining vegetative filter strip area provides required capacity for water quality compliance. If it does not, water quality facilities shall be added to achieve compliance.
9. The CUP will be tied to the Certificate of Occupancy for Bykowski Tailor and Garb.
10. The applicant be required to submit TABC food and beverage certificate and any other related permits to the Planning Department yearly. If the applicant loses its food and beverage certificate at any time, but continues to serve alcohol, it will be required to obtain a CUP from the City and obtain a variance based on its location.

c) Public Hearing – No one spoke during the Public Hearing.

d) Conditional Use Permit

A motion was made by Vice Chair James to recommend City Council approval of CUP2020-0008: An application for a Conditional Use Permit to allow the use Mobile Food Vendor - longer than 10 days located at 1111 W US Highway 290, Dripping Springs, TX 78620, which is zoned Commercial Services with staff conditions and to include that there be no parking in right-of-way on Bonnie Drive. Commissioner Newman seconded the motion which carried unanimously 7 to 0.

6. Public hearing and consideration of recommendation regarding ZA2020-0005: an application for a Zoning Amendment to consider a proposed zoning map amendment from Agriculture (AG) to General Retail (GR) for an approximately 11.1044 acre tract of land situated in the E B HARGRAVES SURVEY. This property is generally located Southwest of the intersection of Hwy 290 and Sawyer Ranch Road (R95789). *Applicant: Jon Thompson*

a) Presentation

Applicant Jon Thompson was available for questions from the Commission.

b) Staff Report

Amanda Padilla presented the staff report which is on file. Staff recommends approval of the zoning amendment.

c) Public Hearing – No one spoke during the Public Hearing.

d) Zoning Amendment

A motion was made by Vice Chair Martin to recommend City Council approval of ZA2020-0005: an application for a Zoning Amendment to consider a proposed zoning map amendment from Agriculture (AG) to General Retail (GR) for an approximately 11.1044 acre tract of land situated in the E B HARGRAVES SURVEY. This property is generally located Southwest of the intersection of Hwy 290 and Sawyer Ranch Road

(R95789). Commissioner Strong seconded the motion which carried unanimously 7 to 0.

7. Public hearing and consideration of recommendation regarding ZA2020-0006: an application for a Zoning Amendment to consider a proposed zoning map amendment for three (3) tracts generally located northwest of the intersection of Bluff Street and Hays Street, within the Hays Street Historic District. Tracts 1 and 2 are requesting to rezone from Single Family-4 (SF-4) to Single Family-5 (SF-5). Tract 3 is requesting to rezone from SF-4 to General Retail (GR). *Applicant: Jon Thompson*

a) Presentation

Applicant Jon Thompson was available for questions from the Commission.

b) Staff Report

Amanda Padilla presented the staff report which is on file. The applicant is requesting postponement regarding Tract 1 and Tract 2. Staff recommends postponement of Tract 1 and Tract 2, and approval of the zoning amendment for Tract 3.

c) Public Hearing

Steve Mallet spoke in favor of the zoning amendment to Tract 3 and in opposition to the zoning amendment to Tract 1 and Tract 2. Mr. Mallet expressed that SF-5 would not be a good fit and is not consistent with the current single-family detached homes in the area, and that a higher density development would bring traffic congestion that would compromise safety.

d) Zoning Amendment

A motion was made by Vice Chair Martin to postpone Tract 1 and Tract 2 related to ZA2020-0006: an application for a Zoning Amendment to consider a proposed zoning map amendment for three (3) tracts generally located northwest of the intersection of Bluff Street and Hays Street, within the Hays Street Historic District; Tracts 1 and 2 are requesting to rezone from Single Family-4 (SF-4) to Single Family-5 (SF-5) to the September 22, 2020 Planning & Zoning Commission meeting. Commissioner Strong seconded the motion which carried unanimously 7 to 0.

A motion was made by Vice Chair Martin to recommend City Council approval of Tract 3 related to ZA2020-0006: an application for a Zoning Amendment to consider a proposed zoning map amendment for three (3) tracts generally located northwest of the intersection of Bluff Street and Hays Street, within the Hays Street Historic District ; Tract 3 is requesting to rezone from SF-4 to General Retail (GR). Commissioner Bourguignon seconded the motion which carried unanimously 7 to 0.

REPORTS OF STAFF AND AGENCIES

No action to be taken. The Agenda Planning Projects report is on file and available for review by request.

8. August Planning Projects

EXECUTIVE SESSION

The Planning and Zoning Commission for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The Planning and Zoning Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings
September 22, 2020 at 6:30 p.m.
October 27, 2020 at 6:30 p.m.
November 18, 2020 at 6:30 p.m.

City Council & Board of Adjustment Meetings
September 8, 2020 at 6:00 p.m. (Workshop 6:00 / Regular Meeting 6:30)
September 15, 2020 at 6:00 p.m.
October 13, 2020 at 6:00 p.m. (Workshop 6:00 / Regular Meeting 6:30)
October 20, 2020 at 6:00 p.m.

ADJOURN

A motion was made by Vice Chair Martin to adjourn the meeting. Commissioner Bourguignon seconded the motion which carried unanimously 7 to 0.

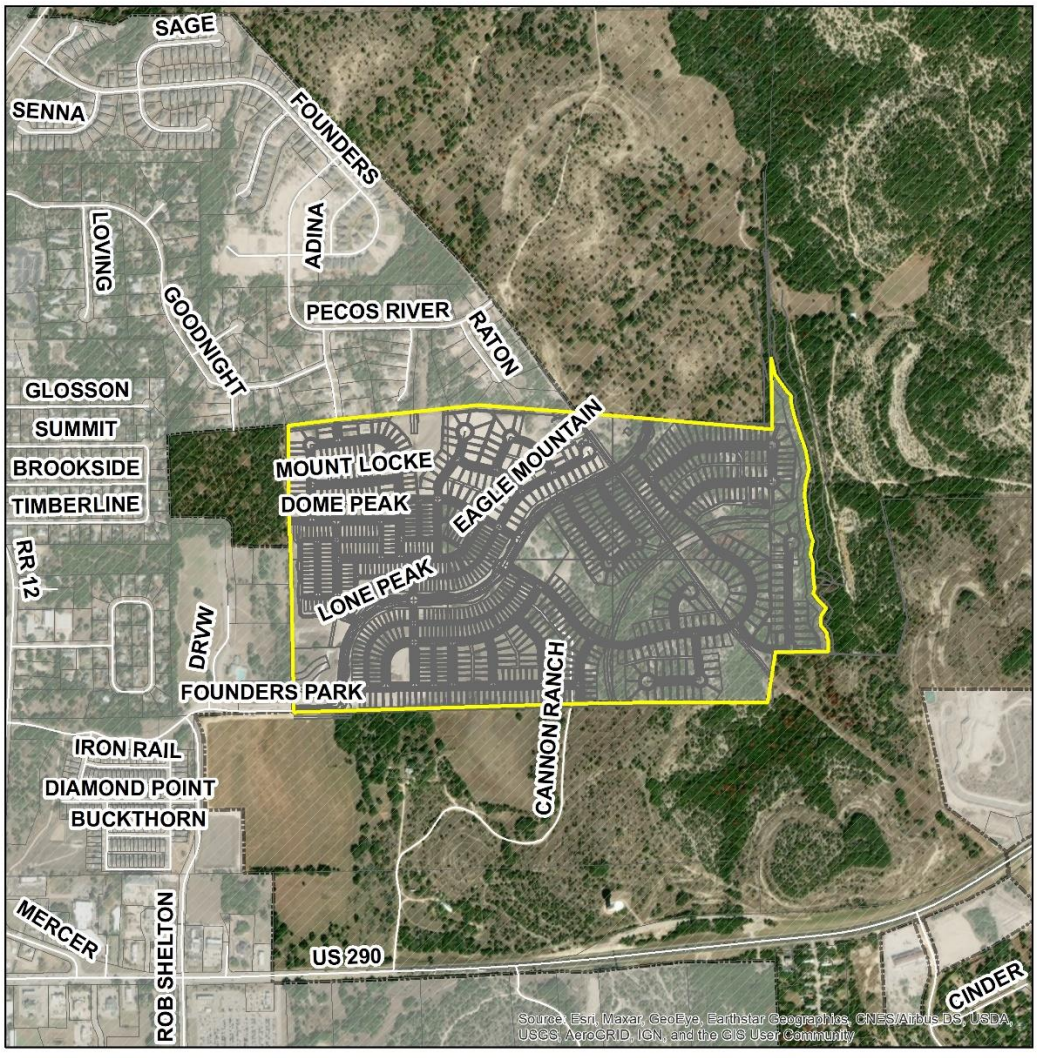
This regular meeting adjourned at 8:19 p.m.

Planning and Zoning Commission
Planning Department Staff Report

Planning and Zoning Commission Meeting:	September 22, 2020
Project No:	SUB2020-0022
Project Planner:	Amanda Padilla, Senior Planner

Item Details

Project Name:	Big Sky Preliminary Plat Amendment
Property Location:	Lone Peak way at Founders Park Road, Dripping Springs Texas
Legal Description:	Approximately 200.4 acres out of the Phillip A. Smith League, Survey No. 26, Abstract No. 415 and 13.585 acres out of the LV Davis Jr. Preemption Survey, Abstract No. 673.
Applicant:	Chris Reid, P.E. Doucet & Associates, Inc
Property Owner:	Meritage Homes of Texas, LLC
Request:	Applicant is requesting to amend Big Sky Ranch Preliminary Plat.



Location Map

SUB2020-0022
Big Sky Ranch
Preliminary Plat Amendment

Site
Roads
Parcels
City Limits Full Purpose
Dripping Springs ETJ

N

0 250 500
Feet

Planning Department Staff Report

Overview

The applicant is requesting to amend the Big Sky Ranch preliminary plat, the subject property that is approximately 213.985 acres. The property is generally located north of US Hwy 290 and east of Ranch Road 12 within the City's City Limits. The property is zoned Planned Development District No. 10. Big Sky Ranch is comprised of approximately 200.4 acres located northeast of the intersection of Hwy 290 and Ranch Road 12 and adjacent to Founders Park, and wholly within the City Limits of Dripping Springs, Texas. This revision adds approximately 13.6 acres (40 lots) of the Cynosure Tract into the Big Sky Ranch development, creating a contiguous 214-acre development with residential lots, public and private parkland, and undisturbed open space. It is still anticipated that the project will be designed, permitted, and constructed in the four (4) phases originally planned (See Exhibit A – Location Map). This proposed revision introduces no right-of-way (ROW) width, lot frontage width, or pavement width modifications to the previously approved preliminary plan.

The Preliminary Plat is also subject to the Development Agreement which was recorded at the County Clerks Department as Document #18028627 in Hays County, Texas date July 10th, 2018.

The Planned Development District No 10 was amended to include the 13.585 – acre tract at the June 9, 2020 City Council meeting.

Big Sky Ranch Preliminary Plat utility providers are listed below:

Wastewater- City of Dripping Springs

Water – Dripping Springs Water Supply Corporation

Electric- Pedernales Electric Cooperative

Phone - Frontier

On May 12, 2020, the parkland dedication was approved at the City Council Regular meeting.

Recommendation:

Staff is recommending ***disapproval of the plat with the outstanding comments*** attached (see below Section).

The property is within a Planned Development District and a Development Agreement, once all comments have been met the proposed plat will be consistent and comply with the development standards set forth in the Development Agreement and City Ordinances.

Outstanding Comments:

Please see Exhibit 3- Outstanding Comments Letter

Public Notification

Signs were posted on the-site, notice was placed on the City Website.

Meetings Schedule

September 22, 2020 Planning and Zoning Commission

October 13, 2020 City Council/ Board of Adjustments

Planning Department Staff Report

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – resubmitted Preliminary Plat

Exhibit 3 – Outstanding Comments Letter

Exhibit 4 – Planned Development District No 10 Ordinance

Exhibit 5 – Parkland Dedication Approved

Recommended Action	Deny Plat with the outstanding comments.
Alternatives/Options	Approve the Plat; Approve the Plat with Conditions
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A

CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

PRELIMINARY PLAT APPLICATION

Case Number (staff use only): _____-____

MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION	PRE-APPLICATION CONFERENCE
DATE: _____	DATE: 4/07/20
☐ NOT SCHEDULED	☐ NOT SCHEDULED

CONTACT INFORMATION

APPLICANT NAME Christopher A. Reid, P.E.

COMPANY Doucet & Associates, Inc.

STREET ADDRESS 7401B Hwy. 71 W., Ste. 160

CITY Austin STATE TX ZIP CODE 78735

PHONE 512-583-7645 EMAIL creid@doucetengineers.com

OWNER NAME _____

COMPANY Meritage Homes of Texas, LLC

STREET ADDRESS 8920 Business Park Dr., Ste. 350

CITY Austin STATE TX ZIP CODE 78759

PHONE 512-615-6432 EMAIL rob.archer@meritagehomes.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Meritage Homes of Texas, LLC
PROPERTY ADDRESS	Lone Peak Way at Founders Park Dr.
CURRENT LEGAL DESCRIPTION	Approximately 200.4 acres out of the Phillip A. Smith League, Survey No. 26, Abstract No. 415 and 13.585 acres out of the LV Davis Jr. Preemption Survey, Abstract No. 673.
TAX ID #	R17869, R18077, R12923, R12924, R19906, R19907
LOCATED IN	☑ City Limits ☐ Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	213.985 acres
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	ESD #6
ZONING/PDD/OVERLAY	PDD #10: Big Sky (Amended 6/9/20)
EXISTING ROAD FRONTAGE	☐ Private Name: _____ ☐ State Name: _____ ✓ ☐ City/County (public) Name: Founders Park Rd.
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	✓ ☐ Yes (see attached) ☐ Not Applicable Development Agreement Name: Annexation & Development Agreement for Scott Tract

ENVIRONMENTAL INFORMATION	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	☐ YES ✓ ☐ NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	✓ ☑ YES ☐ NO
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	☐ YES ✓ ☐ NO

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Big Sky Ranch Preliminary Plat Amendment
TOTAL ACREAGE OF DEVELOPMENT	211.4 acres
TOTAL NUMBER OF LOTS	804 (40 new lots)
AVERAGE SIZE OF LOTS	
INTENDED USE OF LOTS	☑ RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL/OTHER:_____
# OF LOTS PER USE	RESIDENTIAL: 804 COMMERCIAL: _____ INDUSTRIAL:_____
ACREAGE PER USE	RESIDENTIAL: 211.4 COMMERCIAL: _____ INDUSTRIAL:_____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: 30,387 LF PRIVATE:_____
ANTICIPATED WASTEWATER SYSTEM	☐ CONVENTIONAL SEPTIC SYSTEM ☐ CLASS I (AEROBIC) PERMITTED SYSTEM ☑ PUBLIC SEWER
WATER SOURCES	**SURFACE WATER** ☐ PUBLIC WATER SUPPLY ☐ RAIN WATER **GROUND WATER*** ☐ PUBLIC WELL ☐ SHARED WELL ☑ PUBLIC WATER SUPPLY

*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:

HAYS-TRINITY GCD NOTIFIED? ☐ YES ☑ NO

COMMENTS: _____

TITLE: Sr. Project Manager **SIGNATURE:** _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative

☑ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Frontier Communications

☑ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE

WATER PROVIDER NAME (if applicable): Dripping Springs Water Supply Corporation

☑ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): City of Dripping Springs

☑ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE

GAS PROVIDER NAME (if applicable): Texas Gas

☑ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE

PARKLAND DEDICATION?	AGRICULTURE FACILITIES (FINAL PLAT)?
☑ YES ☐ NOT APPLICABLE	☐ YES ☑ NOT APPLICABLE

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

*If proposed subdivision is in the City Limits, compliance with the Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement, or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (see Outdoor Lighting tab on the city's website at www.cityofdrippingsprings.com and online Lighting Ordinance under the Code of Ordinances tab for more information).

☑ YES (REQUIRED) ☐ YES (VOLUNTARY*) ☐ NO

APPLICANT'S SIGNATURE

*Note: An additional signature is required on page 7 of the application verifying completeness. Applications should be submitted **only** when all required information is included in the submittal.*

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below, or consent must be attached (If a corporation, please list title, and name of corporation.)

Christopher A. Reid, P.E., Doucet & Associates, Inc.

Applicant Name

8/05/2020

Applicant Signature

Date

Miranda S. Perkins

8/05/2020

Notary

Date

Notary Stamp Here

MERANDA S. PERKINS
Notary Public, State of Texas
Comm. Expires 08-06-2020
Notary ID 126013430

Meritage Homes of Texas, LLC

Property Owner Name

FOR MERITAGE HOMES OF TEXAS, LLC

8.10.2020

Property Owner Signature

Date

All required items and information (including all applicable below listed exhibits and fees) must be received by the City for an application and request to be considered complete. Incomplete submissions will not be deemed filed and complete. By signing below, I acknowledge that I have read through and met all requirements for a complete submittal:

Applicants Signature: _____ **Date:** 8/5/20

For projects within the ETJ, per the City of Dripping Springs Interlocal Cooperation Agreement with Hays County, a county subdivision application must also be submitted for review to the City. Fees for Hays County shall also be paid. The City will forward the application and Hays County Fees to the County.

PRELIMINARY PLAT CHECKLIST
Subdivision Ordinance, Section 4

STAFF	APPLICANT	
☐	☑	Completed application form – including all required notarized signatures
☐	☑	Application fee (refer to Fee Schedule)
☐	☑	Digital Copies/PDF of all submitted items – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
☐	☑	Digital Data (GIS) of Subdivision
☐	☐ N/A	County Application Submittal – proof of online submission (if applicable)
☐	☑	ESD No. 6 Application (if applicable)
☐	☐	$240 Fee for ESD No. 6 Application (if applicable)
☐	☑	Billing Contract Form
☐	☑	Engineer's Summary Report
☐	☐	Preliminary Drainage Study
☐	☑	Preliminary Plats (1 Copy required – 11 x 17)
☐	☑	Tax Certificates – verifying that property taxes are current
☐	☐	Copy of Notice Letter to the School District – notifying of preliminary submittal
☐	☑	Outdoor Lighting Ordinance Compliance Agreement
☐	☑	Development Agreement/PDD (If applicable)
☐	☑	Utility Service Provider "Will Serve" Letters
☐	☐ N/A	Documentation showing approval of driveway locations (TxDOT, County,)
☐	☐	Documentation showing Hays County 911 addressing approval (if applicable)

☐	☑	Parkland Dedication Submittal (narrative, fees)
☐	☐	$25 Public Notice Sign Fee
☐	☑	ITE Trip Generation Report, or if required; a Traffic Impact Analysis
☐	☑	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(I)(4)]
☐	☐ N/A	OSSF Facility Planning Report or approved OSSF permit *(if applicable)*
☐	☐ N/A	Hays Trinity Groundwater Conservation District approval of water well (*if applicable*)
☐	☑	Preliminary Conference Form signed by City Staff
PRELIMINARY PLAT INFORMATION REQUIREMENTS		
☐	☑	A vicinity, or location, map that shows the location of the proposed Preliminary Plat within the City (or within its ETJ) and in relationship to existing roadways.
☐	☑	Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and streets (including right-of-way widths), bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the City Engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or Unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown.
☐	☑	The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information.
☐	☑	The location, widths and names of all streets, alleys and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with the application form) for all new street names (street name approval is required at the time the Preliminary Plat is approved)

☐	☑	The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information), buildings, existing sewer or water mains (can be shown on a separate sheet, if preferred), gas mains or other underground structures, or other existing features within the area proposed for subdivision;
☐	☑	Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers) proposed use of same; for nonresidential uses, the location and size of buildings, existing and proposed. This information shall be provided on a separate sheet, such as on a concept plan or the final site plan.
☐	☑	All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.
☐	☑	Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities
☐	☑	Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data
☐	☑	Contours with intervals of two feet (2') or less shown for the area, with all elevations on the contour map referenced to sea level datum; and the limits of any portion of the 100-year floodplain (pursuant to the flood study, if required by the City Engineer) that may be within or adjacent to (i.e., within 100 feet of) the property (final monumentation of the floodplain shall occur, and shall be shown, on the final plat prior to approval and filing at the County) - if no floodplain is present, then a note stating this shall be shown on the plat
☐	☑	Areas contributing drainage to the proposed subdivision shall be shown in the drainage study and construction plans; locations proposed for drainage discharge from the site shall be shown by directional arrows.
☐	☑	All physical features of the property to be subdivided shall be shown, including: - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and

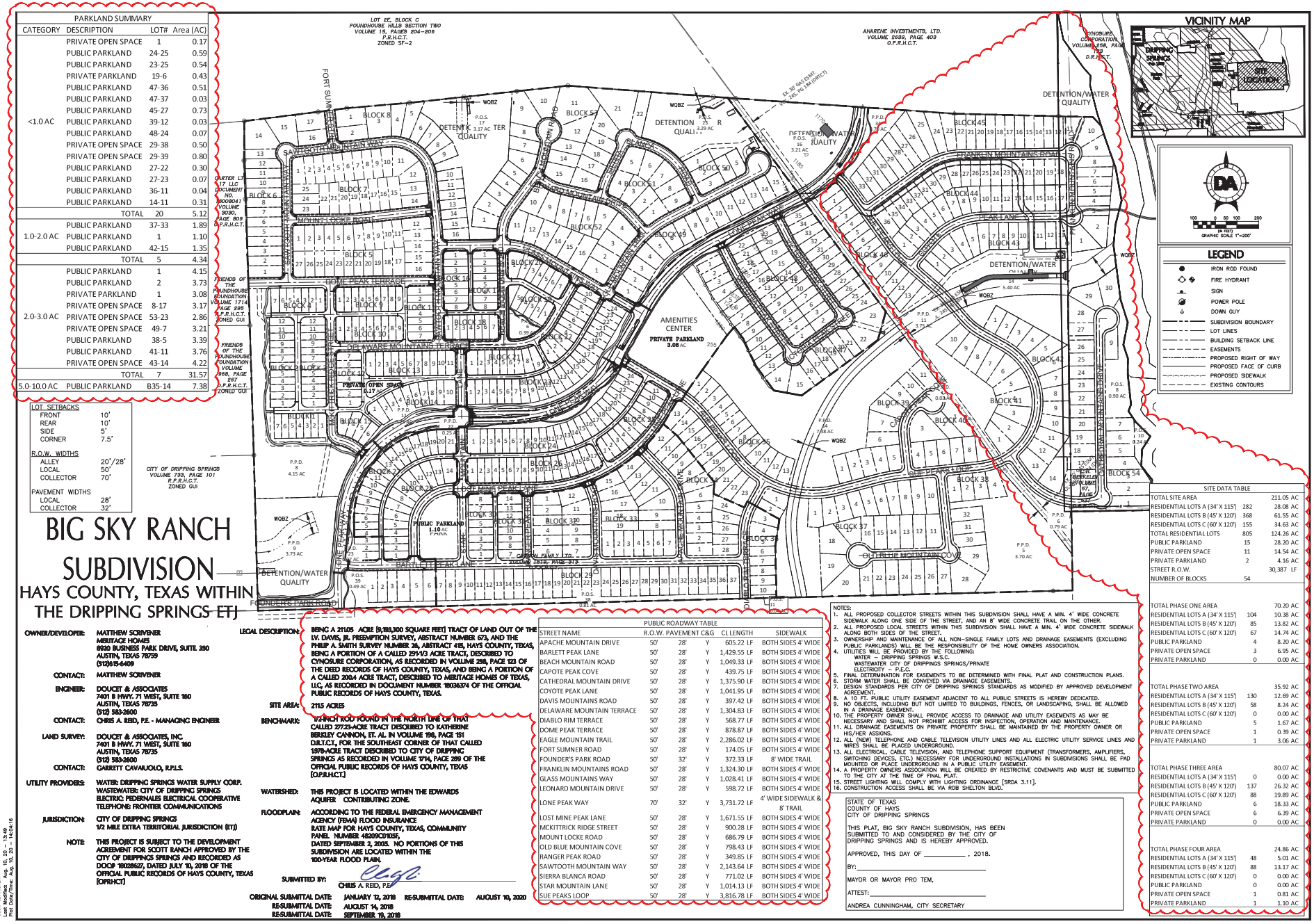
		- Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - All critical environmental features (CEFs) such as karsts, springs, sinkholes, caves, etc., to be located and documentation to be signed and certified by a geologist. All CEF to have a minimum setback of 150'. All designated wetlands to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species. Applicant to include a slope map identifying the breakdown of all lands in categories from 0% to 15 slope, 15 to 30 slope, and over 30% slope; and - Ravines; and - Bridges; and - Culverts; and - Existing structures; and - Drainage area in acres or area draining into subdivisions (to be included in drainage study and construction plans); and - Outline of major wooded areas or the location of major or important individual trees (excluding Cedar Trees) with trunk diameters exceeding twelve inches (12") measured four feet (4') above the ground, and other features pertinent to subdivision; is defined in the City's Technical Construction Standards and Specifications, and the City's Landscape Ordinance.
☐	☑	Provide notes identifying the following: • Owner responsible for operation and maintenance of stormwater facilities. • Owner/operator of water and wastewater utilities. • Owner/operator of roadway facilities
☐	☑	Schematic Engineering plans of water and sewer lines and other infrastructure (including sizes) to be constructed in the subdivision; the proposed connections to distribution mains shall be indicated

☐	☑	Proposed phasing of the development: Where a subdivision is proposed to occur in phases, the applicant, in conjunction with submission of the Preliminary Plat, shall provide a schedule of development, the dedication of rights-of-way for streets and street improvements, whether on-site or off-site, intended to serve each proposed phase of the subdivision. The City Engineer shall determine whether the proposed streets and street improvements are adequate pursuant to standards herein established, and may require that a traffic impact analysis be submitted for the entire project or for such phases as the City Engineer determines to be necessary to adjudge whether the subdivision will be served by adequate streets and thoroughfares.
☐	☑	All Preliminary Plats shall be submitted in a legible format that complies with Hays County requirements for the filing of plats.
☐	☑	Existing zoning of the subject property and all adjacent properties if within the city limits.
☐	☑	Construction Traffic Plan showing proposed routes for construction vehicle traffic and points of ingress and egress of such vehicles during construction; temporary construction easement approvals if needed, this shall be sealed by a registered engineer
☐	☑	Certificates and other language shall be included on the plat, pursuant to the following Subsections: A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant. - A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant. - An accurate legal, such as by metes and bounds, description by bearings and distances (including necessary curve and line data), accurate to the nearest one hundredth of a foot, for all boundary, block and lot lines, with descriptions correlated to a permanent survey monument. - The registered professional land surveyor's certificate, with a place for his or her signature and notarization of his or her signature. - A place for plat approval signature of the Chair or Vice Chair, in the Chair's absence) of the Planning and Zoning Commission, a place for the City Secretary to attest such signature, and the approval dates by Planning and Zoning Commission. - Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:
☐	☐	If any amount of surface water is to be used by the subject property, the Applicant must provide documentation to the City establishing that the Applicant has notified the following entities of the Applicant's plans for the

		project: Lower Colorado River Authority (LCRA), and the United States Fish and Wildlife Service (USFWS).

NARRATIVE OF COMPLIANCE	
A written narrative describing how all portions of the subdivision meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant.	
Outdoor Lighting, Article 24.06	Per PDD 10, the subdivision will comply with the Outdoor Lighting Ordinance
Parkland Dedication, Article 28.03	Per 2.4.12 Parkland and Exhibit C of PDD 10, 44.8 acres of Total Parkland/Open Space was dedicated. Per 3.4.12 Parkland of PDD 10, in addition to the previously dedicated Parkland in 2018, the development will provide 0.6 acres in parkland dedication as recommended by the Parks & Recreation Commission on 5/4/20 and approved by City Council 5/12/20. No additional dedication or fee-in-lieu is required for Tract 2 beyond that.
Landscaping and Tree Preservation, Article 28.06	Per 3.9 Tree Replacement Plan of PDD 10, a tree survey is submitted with this preliminary plat.

Subdivision, 28.02, Exhibit A	This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable). The design of the subdivision is in accordance with the approved Development Agreement and PDD 10.
Zoning, Article 30.02, Exhibit A	The design of the subdivision is in accordance with the approved PDD 10.


PARKLAND SUMMARY
CATEGORY DESCRIPTION LOT# Area (AC)
PRIVATE OPEN SPACE 1 0.17
PUBLIC PARKLAND 24-25 0.59
PUBLIC PARKLAND 23-25 0.54
PRIVATE PARKLAND 19-6 0.43
PUBLIC PARKLAND 47-36 0.51
PUBLIC PARKLAND 47-37 0.03
PUBLIC PARKLAND 45-27 0.73
<1.0 AC PUBLIC PARKLAND 39-12 0.03
PUBLIC PARKLAND 48-24 0.07
PRIVATE OPEN SPACE 29-38 0.50
PRIVATE OPEN SPACE 29-39 0.80
PUBLIC PARKLAND 27-22 0.30
PUBLIC PARKLAND 27-23 0.07
PUBLIC PARKLAND 36-11 0.04
PUBLIC PARKLAND 14-11 0.31
TOTAL 20 5.12
PUBLIC PARKLAND 37-33 1.89
1.0-2.0 AC PUBLIC PARKLAND 1 1.10
PUBLIC PARKLAND 42-15 1.35
TOTAL 5 4.34
PUBLIC PARKLAND 1 4.15
PUBLIC PARKLAND 2 3.73
PRIVATE PARKLAND 1 3.08
PRIVATE OPEN SPACE 8-17 3.17
2.0-3.0 AC PRIVATE OPEN SPACE 53-23 2.86
PRIVATE OPEN SPACE 49-7 3.21
PUBLIC PARKLAND 38-5 3.39
PUBLIC PARKLAND 41-11 3.76
PRIVATE OPEN SPACE 43-14 4.22
TOTAL 7 31.57
5.0-10.0 AC PUBLIC PARKLAND B35-14 7.38
LOT SETBACKS
FRONT 10'
REAR 10'
SIDE 5'
CORNER 7.5'
R.O.W. WIDTHS
ALLEY 20'/28'
LOCAL 50'
COLLECTOR 70'
PAVEMENT WIDTHS
LOCAL 28'
COLLECTOR 32'
BIG SKY RANCH
SUBDIVISION
HAYS COUNTY, TEXAS WITHIN
THE DRIPPING SPRINGS ETJ
OWNER/DEVELOPER: MATTHEW SCRIVENER
MERITAGE HOMES
9020 BUSINESS PARK DRIVE, SUITE 350
AUSTIN, TEXAS 78759
(512)615-6409
CONTACT: MATTHEW SCRIVENER
ENGINEER: DOUCET & ASSOCIATES
7401 B HWY. 71 WEST, SUITE 160
AUSTIN, TEXAS 78735
(512) 583-2600
CONTACT: CHRIS A. REID, P.E. - MANAGING ENGINEER
LAND SURVEY: DOUCET & ASSOCIATES, INC.
7401 B HWY. 71 WEST, SUITE 160
AUSTIN, TEXAS 78735
(512) 583-2600
CONTACT: GARRETT CAVARUOLO, R.P.L.S.
UTILITY PROVIDERS: WATER: DRIPPING SPRINGS WATER SUPPLY CORP.
WASTEWATER: CITY OF DRIPPING SPRINGS
ELECTRIC: PEDERNALES ELECTRICAL COOPERATIVE
TELEPHONE: FRONTIER COMMUNICATIONS
JURISDICTION: CITY OF DRIPPING SPRINGS
1/2 MILE EXTRA TERRITORIAL JURISDICTION (ETJ)
NOTE: THIS PROJECT IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR SCOTT RANCH APPROVED BY THE CITY OF DRIPPINGS SPRINGS AND RECORDED AS DOC# 18028627, DATED JULY 10, 2018 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [OPR/HCT]
LEGAL DESCRIPTION: BEING A 2715 ACRE (5,193,300 SQUARE FEET) TRACT OF LAND OUT OF THE I.V. DAVIS, JR. PRESEMPTION SURVEY, ABSTRACT NUMBER 673, AND THE PHILIP A. SMITH SURVEY NUMBER 26, ABSTRACT 415, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 291-1/3 ACRE TRACT, DESCRIBED TO CYNOSURE CORPORATION, AS RECORDED IN VOLUME 258, PAGE 123 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 2014 ACRE TRACT, DESCRIBED TO MERITAGE HOMES OF TEXAS, LLC, AS RECORDED IN DOCUMENT NUMBER 18036374 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
SITE AREA: 2715 ACRES
BENCHMARK: 1/2-INCH ROD FOUND IN THE NORTH LINE OF THAT CALLED 277.23-ACRE TRACT DESCRIBED TO KATHERINE BERKLEY CANNON, ET. AL. IN VOLUME 798, PAGE 151 D.R.T.C.T., FOR THE SOUTHEAST CORNER OF THAT CALLED 1578-ACRE TRACT DESCRIBED TO CITY OF DRIPPING SPRINGS AS RECORDED IN VOLUME 1714, PAGE 289 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.]
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 48209C0105F, DATED SEPTEMBER 2, 2005. NO PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN THE 100-YEAR FLOOD PLAIN.
SUBMITTED BY: CHRIS A. REID, P.E.
ORIGINAL SUBMITTAL DATE: JANUARY 12, 2018
RE-SUBMITTAL DATE: AUGUST 10, 2020
RE-SUBMITTAL DATE: AUGUST 14, 2018
RE-SUBMITTAL DATE: SEPTEMBER 19, 2018
PUBLIC ROADWAY TABLE
STREET NAME R.O.W. PAVEMENT C&G CL LENGTH SIDEWALK
APACHE MOUNTAIN DRIVE 50' 28' Y 605.22 LF BOTH SIDES 4' WIDE
BARLETT PEAK LANE 50' 28' Y 1,429.55 LF BOTH SIDES 4' WIDE
BEACH MOUNTAIN ROAD 50' 28' Y 1,049.33 LF BOTH SIDES 4' WIDE
CAPOTE PEAK COVE 50' 28' Y 439.75 LF BOTH SIDES 4' WIDE
CATHEDRAL MOUNTAIN DRIVE 50' 28' Y 1,375.90 LF BOTH SIDES 4' WIDE
COYOTE PEAK LANE 50' 28' Y 1,041.95 LF BOTH SIDES 4' WIDE
DAVIS MOUNTAINS ROAD 50' 28' Y 397.42 LF BOTH SIDES 4' WIDE
DELAWARE MOUNTAIN TERRACE 50' 28' Y 1,304.83 LF BOTH SIDES 4' WIDE
DIABLO RIM TERRACE 50' 28' Y 568.77 LF BOTH SIDES 4' WIDE
DOME PEAK TERRACE 50' 28' Y 878.87 LF BOTH SIDES 4' WIDE
EAGLE MOUNTAIN TRAIL 50' 28' Y 2,286.02 LF BOTH SIDES 4' WIDE
FORT SUMNER ROAD 50' 28' Y 174.05 LF BOTH SIDES 4' WIDE
FOUNDER'S PARK ROAD 50' 32' Y 372.33 LF 8' WIDE TRAIL
FRANKLIN MOUNTAINS ROAD 50' 28' Y 1,324.30 LF BOTH SIDES 4' WIDE
GLASS MOUNTAINS WAY 50' 28' Y 1,028.41 LF BOTH SIDES 4' WIDE
LEONARD MOUNTAIN DRIVE 50' 28' Y 598.72 LF BOTH SIDES 4' WIDE
LONE PEAK WAY 70' 32' Y 3,731.72 LF 4' WIDE SIDEWALK & 8' TRAIL
LOST MINE PEAK LANE 50' 28' Y 1,671.55 LF BOTH SIDES 4' WIDE
MCKITTRICK RIDGE STREET 50' 28' Y 900.28 LF BOTH SIDES 4' WIDE
MOUNT LOCKE ROAD 50' 28' Y 686.79 LF BOTH SIDES 4' WIDE
OLD BLUE MOUNTAIN COVE 50' 28' Y 798.43 LF BOTH SIDES 4' WIDE
RANGER PEAK ROAD 50' 28' Y 349.85 LF BOTH SIDES 4' WIDE
SAWTOOTH MOUNTAIN WAY 50' 28' Y 2,143.64 LF BOTH SIDES 4' WIDE
SIERRA BLANCA ROAD 50' 28' Y 771.02 LF BOTH SIDES 4' WIDE
STAR MOUNTAIN LANE 50' 28' Y 1,014.13 LF BOTH SIDES 4' WIDE
SUE PEAKS LOOP 50' 28' Y 3,816.78 LF BOTH SIDES 4' WIDE
NOTES:
1. ALL PROPOSED COLLECTOR STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4' WIDE CONCRETE SIDEWALK ALONG ONE SIDE OF THE STREET, AND AN 8' WIDE CONCRETE TRAIL ON THE OTHER.
2. ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4' 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 – DRIPPING SPRINGS W.S.C.
WASTEWATER CITY OF DRIPPINGS SPRINGS/PRIVATE
ELECTRICITY – P.E.C.
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 DRIPPING SPRINGS STANDARDS AS MODIFIED BY APPROVED DEVELOPMENT AGREEMENT.
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 PLACE 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 ROB SHELTON BLVD.
STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS
THIS PLAT, BIG SKY RANCH SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.
APPROVED, THIS DAY OF _____ , 2018.
BY:_____
MAYOR OR MAYOR PRO TEM,
ATTEST:_____
ANDREA CUNNINGHAM, CITY SECRETARY
SITE DATA TABLE
TOTAL SITE AREA 211.05 AC
RESIDENTIAL LOTS A (34' X 115') 282 28.08 AC
RESIDENTIAL LOTS B (45' X 120') 368 61.55 AC
RESIDENTIAL LOTS C (60' X 120') 155 34.63 AC
TOTAL RESIDENTIAL LOTS 805 124.26 AC
PUBLIC PARKLAND 15 28.20 AC
PRIVATE OPEN SPACE 11 14.54 AC
PRIVATE PARKLAND 2 4.16 AC
STREET R.O.W. 30,387 LF
NUMBER OF BLOCKS 54
TOTAL PHASE ONE AREA 70.20 AC
RESIDENTIAL LOTS A (34' X 115') 104 10.38 AC
RESIDENTIAL LOTS B (45' X 120') 85 13.82 AC
RESIDENTIAL LOTS C (60' X 120') 67 14.74 AC
PUBLIC PARKLAND 4 8.20 AC
PRIVATE OPEN SPACE 3 6.95 AC
PRIVATE PARKLAND 0 0.00 AC
TOTAL PHASE TWO AREA 35.92 AC
RESIDENTIAL LOTS A (34' X 115') 130 12.69 AC
RESIDENTIAL LOTS B (45' X 120') 58 8.24 AC
RESIDENTIAL LOTS C (60' X 120') 0 0.00 AC
PUBLIC PARKLAND 5 1.67 AC
PRIVATE OPEN SPACE 1 0.39 AC
PRIVATE PARKLAND 1 3.06 AC
TOTAL PHASE THREE AREA 80.07 AC
RESIDENTIAL LOTS A (34' X 115') 0 0.00 AC
RESIDENTIAL LOTS B (45' X 120') 137 26.32 AC
RESIDENTIAL LOTS C (60' X 120') 88 19.89 AC
PUBLIC PARKLAND 6 18.33 AC
PRIVATE OPEN SPACE 6 6.39 AC
PRIVATE PARKLAND 0 0.00 AC
TOTAL PHASE FOUR AREA 24.86 AC
RESIDENTIAL LOTS A (34' X 115') 48 5.01 AC
RESIDENTIAL LOTS B (45' X 120') 88 13.17 AC
RESIDENTIAL LOTS C (60' X 120') 0 0.00 AC
PUBLIC PARKLAND 0 0.00 AC
PRIVATE OPEN SPACE 1 0.81 AC
PRIVATE PARKLAND 1 1.10 AC
VICINITY MAP
SITE LOCATION
DRIPPING SPRINGS
TO SAN MARCOS
TO AUSTIN
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
PROPOSED SIDEWALK
EXISTING CONTOURS
GRAPHIC SCALE 1"=200'
AMENITIES CENTER
PRIVATE PARKLAND
3.08 AC
DETENTION/WATER QUALITY
PUBLIC PARKLAND
1.10 AC
PARK
OPEN SPACE
0.17 AC
LOT 2E, BLOCK C
POUNDHOUSE HILLS SECTION TWO
VOLUME 15, PAGES 204-205
P.R.H.C.T.
ZONED SF-2
ANARENE INVESTMENTS, LTD.
VOLUME 2639, PAGE 409
O.P.R.H.C.T.
CYNOSURE CORPORATION
VOLUME 258, PAGE 123
D.R.H.C.T.
CARTER LT 17, LLC
DOCUMENT NO. 18008041
VOLUME 9030, PAGE 809
P.R.H.C.T.
FRIENDS OF THE POUNDHOUSE FOUNDATION
VOLUME 1714, PAGE 295
P.R.H.C.T.
ZONED GUI
FRIENDS OF THE POUNDHOUSE FOUNDATION
VOLUME 868, PAGE 287
P.R.H.C.T.
ZONED "GUI"
CITY OF DRIPPING SPRINGS
VOLUME 739, PAGE 101
P.R.H.C.T.
ZONED GUI
DOUCET & ASSOCIATES
Civil Engineering - Entitlements - Surveying/Mapping
7401 B. Highway 71 W. Suite 160
Austin, Texas 78735. Phone: (512)-583-2600
www.doucetengineers.com
Firm Registration Number: 3937
OVERALL PRELIMINARY PLAT
BIG SKY RANCH
PRELIMINARY PLAT
DRIPPINGS SPRINGS, TX
CHRISTOPHER A. REID
81546
LICENSED
PROFESSIONAL ENGINEER
8/10/20
EXHIBIT
F
Designed: JH & JBB
Drawn: BB
Reviewed: CAR
Date: 8-10-2020
SHEET
1
OF 7
Project No:
1691-002
Drawing: O:\Live working\Jonathan.bankler\Documents\20181691002-PP-SP.dwg
User: JBANKLER
Last Modified: Aug. 10, 20 - 13:49
Plot Date/Time: Aug. 10, 20 - 14:04:16

CITY OF DRIPPING SPRINGS
PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620
512.858.4725 • www.cityofdrippingsprings.com

September 15, 2020

Christopher Reid
Doucet & Associates Inc.
7401B Hwy 71 W Suite 160
Austin TX 78735
creid@doucetengineers.com

Dear Christopher Reid,

This letter is to inform you that the case number **SUB2020-0022** is being denied due to the following comments:

City Planning Comments
The following comments have been provided by Amanda Padilla. Should you have any questions or require additional information, please contact Amanda Padilla by email apadilla@cityofdrippingsprings.com

1. Parkland summary chart does not match the Preliminary plat, for example acreage is off for Block 43 Lot 14 and block 19 Lot 6. I don't see any changes to the chart from the original preliminary plat
2. Show the acreage for the Detention /Water Quality/ Private Open Space Lot within Phase 4.
3. Delete "1/2 mile extra-territorial jurisdiction (ETJ)" that is at the bottom left within the Jurisdiction info.
4. PDD outlines that it is 213.585 acres, please explain why the Site area is only for 211.5 acres.
5. Deed given to the City indicates that the property is still owned by Cynosure Corporation, please provide owner authorization allowing the Plat application or a new deed.
6. Provide documentation showing Hays 911 addressing approval for the amended preliminary plat
7. Include the additional sheets, 2-7.
8. Update signature block to include a place for signatures.

City Engineer Comments
The following comments have been provided by Chad Gilpin. Should you have any questions or require additional information, please contact Chad Gilpin by email cgilpin@cityofdrippingsprings.com

9. Confirm if the original Environmental assessment submitted dated 2017 covers the added area. I do not think it does. If it does not complete an addendum to the EA covering the added area.
10. Label the drainage easement between Lots 10 & 11 Block 45.
11. Clarify what the line work is crossing Lot 3, Block 45?
12. Label the gap between Lot 26 & 27, Block 54. It looks like it should be a drainage easement.
13. The DA concept plan and roadway connectivity plan as well as the approved Preliminary Plat show an extension of Coyote Peak Lane east. Add the connection back on the Preliminary Plat.

Fire Marshall Comments
The following comments have been provided by Dillon Polk. Should you have any questions or require additional information, please contact Dillon Polk by email dpolk@northhaysfire.com

14. Approved

Resubmittals must include a cover letter addressing each reviewer comment and noting where associated corrections/revisions/changes can be found in the submittal documents. **Please keep previous review comments on the document as you resubmit your response letter, so that staff can keep track of the original comments.** Resubmittals that do not include a cover letter will be considered incomplete and returned. For more information regarding resubmitting an application and dates please visit our website at http://www.cityofdrippingsprings.com/page/Planning.Submittinganapp

Please note that this is the first denial of this project. If the project is denied again for unaddressed comments it will require a complete refiling including a refiling fee, 10-day completeness check, and 30-day comment review period. To avoid this, we encourage applicants to schedule a meeting with reviewers to properly address the above comments.

Should you have any questions or concerns in the meantime, please feel free to reach out to the planning department.

PLANNED DEVELOPMENT DISTRICT No. 10:
Big Sky

Planned Development District Ordinance No. 2018-24

amended by Ordinance No. 2020-25 on June 9, 2020

Approved by the Planning & Zoning Commission on:
September 25, 2018.

Approved by the City Council on:
October 16, 2018

Amendments approved by the Planning & Zoning Commission on:

Amendments Approved by City Council on:

June 9, 2020

THIS PLANNED DEVELOPMENT DISTRICT ORDINANCE ("Ordinance") is enacted pursuant to City of Dripping Springs Code of Ordinances, Article 30.3.

WHEREAS, the Owner is the owner of certain real property consisting of approximately 200 acres located within the City Limits of the City of Dripping Springs ("City"), in Hays County, Texas, commonly known as *"Tract 1"* within the Big Sky development, and as more particularly identified and described in ***Exhibit "A"*** (the "Property") to ***Attachment "A"***; and

WHEREAS, the Owner is the owner of certain real property consisting of approximately 13.585 acres located within the City Limits of the City of Dripping Springs ("City"), in Hays County, Texas, commonly known as *"Tract 2"* within the Big Sky development, and is more particularly identified and described in ***Exhibit "A"*** to *Attachment "A"*; and

WHEREAS, the Property will be subdivided and developed by Owner, its affiliates or their successors and assigns, for construction and use in general accordance with the PD Master Plan shown as ***Exhibit "B"*** to ***Attachment "A"***; and

WHEREAS, the Owner, its affiliates or their successors and assigns intends to develop a master-planned community that will include a mix of land uses, together with parkland and roadway connections described herein;

WHEREAS, the Owner has submitted an application to the City to rezone the Property to Planned Development District ("PDD"), designating it "PDD – 10"; and

WHEREAS, after public notice, the Planning and Zoning Commission conducted a public hearing and recommended approval on September 25, 2018; and

WHEREAS, the Owner submitted an application to include the addition of 13.585 acres, to be known as *"Tract 2"* within PDD-10; and

WHEREAS, the Original PDD 10 boundary, as depicted in *Exhibit "A"* to *Attachment "A"*, which was approved by City Council by Ordinance No. 2018-24 on October 9, 2018 is now referred to as *"Tract 1"* within the overall Big Sky development; and

WHEREAS, the addition of the 13.585 acres *"Tract 2"* did not amend or change language that was approved by Ordinance No. 2018-24; and

WHEREAS, the Planning & Zoning Commission conducted a public hearing and recommended approval of *"Tract 2"* on May 26, 2020; and

WHEREAS, pursuant to the City's Planned Development Districts Ordinance, Article 30.03 of the City's Code of Ordinances (the "PD Ordinance"), the Owner has submitted a PD Master Plan that conceptually describes the Project, which is attached to this

Ordinance as ***Exhibit "B"*** to ***Attachment "A"***; and

WHEREAS, this Ordinance, PD Master Plan, and the Code of Ordinances shall be read in harmony, will be applicable to the Property, and will guide development of the Property; and

WHEREAS, the City Council has reviewed this proposed Ordinance, the PD Master Plan, and the Annexation and Development Agreement for Scott Ranch and has determined that it promotes the health, safety, and general welfare of the citizens of Dripping Springs; complies with the intent of the City of Dripping Springs Comprehensive Plan; and is necessary in light of changes in the neighborhood; and

WHEREAS, the City Council finds that this proposed Ordinance ensures the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes under Code §30.03.004: provides for a superior design of lots or buildings; provides for increased recreation and/or open space opportunities for public use; provides amenities or features that would be of special benefit to the property users or community; protects or preserves natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes, hills, viewscapes, and wildlife habitats; protects or preserves existing historical buildings, structures, features or places; provides an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services; and meets or exceeds the present standards of this article;

WHEREAS, the City Council is authorized to adopt this Ordinance in accordance with Texas Local Government Code Chapters 51 and 211; and

WHEREAS, the Ordinance has been subject to public notices and public hearings and has been reviewed and approved by the City's Planning and Zoning Commission.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Dripping Springs:

1. FINDINGS OF FACT

The City Council finds that the facts and matters in the foregoing recitals are true and correct; and, are hereby incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

A. Zoning District Created. PDD – 10 is hereby established consistent with ***Attachment "A,"*** which is attached hereto and incorporated into this Ordinance for all intents and purposes. Code of Ordinances Chapter 30, Exhibit A [Zoning Ordinance], § 3.1 [Zoning Districts] is

hereby amended to add the zoning district identified as PDD – 10, as amended by the addition of *Tract 2*, said 13.585 acres.

B. Zoning Map Amended. The official zoning map of the City is hereby amended to demarcate the boundaries of PDD – 10 consistently with the boundaries of the Property delineated in the Property Legal Description, ***Exhibit "A"*** to ***Attachment "A"***.

C. PD Master Plan Approved. The PD Master Plan attached *as* ***Exhibit "B"*** to ***Attachment "A"*** is hereby approved. The PD Master Plan, together with ***Attachment "A"***, constitutes the zoning regulations for the Project. All construction, land use and development of the Property must substantially conform to the terms and conditions set forth in the PD Master Plan as established by Ordinance No. 2018-24, and as amended herein, referred to as, this Ordinance, ***Attachment "A"*** and the exhibits. The PD Master Plan is intended to serve as a guide to illustrate the general vision and design concepts. The PD Master Plan is to serve as the conceptual basis for the site plan(s) subsequently submitted to the City seeking site development permit approval.

D. Administrative Approval of Minor Modifications. In order to provide flexibility with respect to certain details of the development of the Project, the City Administrator is authorized to approve minor modifications. Minor modifications do not require consent or action of the Planning & Zoning Commission or City Council. Examples of minor modifications include the location of use classifications; slight adjustments to the internal street and drive alignments; building envelopes; number of buildings; orientation of buildings; and adjustments that do not result in overall increases to traffic, density, or impervious cover. The City Administrator may approve minor modifications in writing following consultation with the City Engineer. Any appeal of the City Administrator's determination regarding whether or not a change is a minor modification may be appealed by any aggrieved party to the Board of Adjustment.

E. Code of Ordinances. The Code of Ordinances shall be applicable to the Project, except as specifically provided for by this Ordinance, ***Attachment "A"***, or the PD Master Plan.

F. Resolution of Conflicts. The documents governing the PDD should be read in harmony to the extent possible. If a conflict arises between the charts included in the exhibits and the illustrations contained in the exhibits, the charts shall control. If a conflict arises between the terms of this Ordinance and the exhibits, the terms of this Ordinance shall control.

G. PDD Fees. Owner shall receive credit towards the Planned Development District Request Fee equal to $20,030.00 previously paid by Owner to the City for the Development Agreement Fee for Tract 1.

H. Attachments and Exhibits Listed. The following attachment and exhibits thereto are incorporated into this Ordinance in their entirety, as though set forth fully in the text of this Ordinance:

Attachment "A" – Planned Development District No. 10 and Zoning Map

Exhibit A	**Property Legal Description**
Exhibit B	**PD Master Plan**
Exhibit C	**Parks, Trails and Open Space Plan**
Exhibit D	**PD Code Modifications Chart**
Exhibit E	**Founders Memorial Park and Pound House Improvements**
Exhibit F	**PD Street Standards**
Exhibit G	**Water Quality Buffer Zones**
Exhibit H	**PD Phasing Plan**
Exhibit I	**PD Uses Chart**

3. REPEALER

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. PENALTY

Any person, firm, association or persons, company, corporations or their agents or employees violating or failing to comply with any of the provisions of this Ordinance may be subject to a fine pursuant to Section 54.001 of the Texas Local Government Code, upon conviction of not more than Two Thousand Dollars ($2,000.00). The foregoing fine may be cumulative of other remedies provided by State law, and the power on injunction as provided by Texas Local Government Code 54.012 and as may be amended, may be exercised in enforcing this Ordinance whether or not there has been a complaint filed.

6. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapters 52 and 211 of the Texas Local Government Code.

8. EFFECTIVE DATE

This Ordinance shall be effective immediately upon approval by the City Council and publication as required by law.

PASSED & APPROVED this, the 9th day of june 2020, by a vote of 4 (ayes) to 0 (nays) to 0 (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary

Attachment "A"

City of Dripping Springs

CODE OF ORDINANCES

ARTICLE 30.03: PLANNED DEVELOPMENT DISTRICTS

PLANNED DEVELOPMENT DISTRICT NO. 10:

ARTICLE I. GENERAL PROVISIONS

1.1. Popular Name. This Chapter shall be commonly cited as the "PDD – 10 Ordinance", also referred to as "this Ordinance" herein.

1.2. Scope. This Ordinance applies to the Property.

1.3. PD Master Plan. The PD Master Plan has been approved by the City and shall guide permitting, development and use of the Property.

1.4. Definitions. Words and terms used herein shall have their usual meaning except as they may be specifically defined herein, or, if capitalized and not defined herein, as defined in the Code (hereinafter defined):

City: The City of Dripping Springs, an incorporated Type A, general-law municipality located in Hays County, Texas.

City Administrator or Administrator: The chief administrative officer of the City of Dripping Springs, Texas. The term also includes the Deputy City Administrator and City Administrator's designee.

City Council: The governing body of the City of Dripping Springs, Texas.

City Engineer: The person or firm designated by the City Council as the engineer for the City of Dripping Springs, Texas.

Code, City's Code of Ordinances or City of Dripping Springs Code of Ordinances: The entirety of the City's ordinances, regulations and official policies in effect as of July 10, 2018 except as modified by the Project Approvals and variances granted under the Development Agreement and this Ordinance. This term does not include Zoning or

Building Codes, Sign Ordinance, the Water Quality Protection Ordinance or regulations mandated by state law, or that are necessary to prevent imminent harm to human safety or property, which may be modified and made applicable to the Project even after the Effective Date.

Development Agreement: The Annexation and Development Agreement for Scott Ranch between Owner and the City with the effective date of July 10, 2018 as applied to Tract 1. Tract 2 is not subject to the Development Agreement.

Effective Date: The Effective Date of this Ordinance shall be the date of approval by the City Council and publication as required by law.

Homeowners Association: A community group that is organized with respect to the Property in which individual owners of lots share common interests and responsibilities for costs and upkeep of common space or facilities. The group may take the form of a Home Owners Association or Property Owners Association.

Impervious Cover: Buildings, parking areas, roads, and other impermeable man-made improvements covering the natural land surface that prevent infiltration as determined by City Engineer. For purposes of compliance with this document, the term expressly excludes storage tanks for rainwater collection systems, the structure covering specifically the rainwater collection tanks, decomposed granite surfaces, permeable concrete, or any other permeable surface.

Impervious Cover Percentage: The percentage calculated by dividing the total acres of impervious cover on the Property by the total number of acres included in the Property. Whether or not outdoor decks are included in the calculation of impervious cover shall be determined by the City Engineer based on the deck design and materials. In the calculation of impervious cover, the following shall be characterized as pervious for all purposes: open space, greenbelt, mitigation land, park, irrigation field, flood plain, water quality and/or drainage facility and/or area not lined with impermeable material, detention facility, swale, irrigation area, playground, athletic fields, granite and/or pea gravel trails, "green roof" areas and roof areas utilizing rainwater harvesting, and such other areas as determined by City Engineer.

Landscaping Ordinance: Article 28.06, Landscaping and Tree Preservation, of Chapter 28, Subdivisions and Site Development of the City of Dripping Springs Code of Ordinances.

Outdoor Lighting Ordinance: Article 24.06, Outdoor Lighting, of Chapter 24 of the City of Dripping Springs Code of Ordinances.

Owner: Meritage Homes of Texas, LLC., an Arizona limited liability company, and their successors and assigns as subsequent owners of any portion of the Property.

Project: A land use and development endeavor proposed to be performed on the Property,

as provided by this Ordinance and generally depicted on the PD Master Plan on ***Exhibit B".***

Project Approvals: The approvals, waivers and exceptions to the Applicable Rules approved by the City with respect to the development of the Property, as set forth on ***Exhibit "D" and Exhibit "H".***

Property: The land as more particularly described in ***Exhibit "A".***

TCEQ: The Texas Commission on Environmental Quality, or its successor agency.

TCSS Manual: The City of Dripping Springs Technical Construction Standards and Specifications Manual.

TIA: Traffic Impact Analysis, as specified in Chapter 28, Article 28.02: Exhibit A-Subdivision Ordinance, Section 11.11 of the Dripping Springs Code of Ordinances.

TxDOT: The Texas Department of Transportation or its successor agency.

Water Quality Protection Ordinance: Article 22.05 of Chapter 22, General Regulations of the Code.

ARTICLE II. TRACT 1 DEVELOPMENT STANDARDS

2.1. General Regulations. Except as otherwise provided in this Ordinance and the PD Master Plan, the Property shall be governed by the site regulations and development standards contained in the Code of Ordinances.

2.2. Phasing. The Property may be developed in phases. The Project is intended to be developed in phases as shown on ***Exhibit "H"***. Owner may change the phasing of development from time to time in response to market conditions or other factors. Phases may be developed concurrently. Site plans shall be submitted to the City for approval with each phase.

2.3. Permitted Uses.

2.3.1. Base Zoning: The base zoning district for the Property shall be SF-3, which shall be the basis for all zoning specifications not addressed in this Ordinance or the PD Master Plan.

2.3.2. Allowed Uses: Those uses listed in the PD Uses Chart attached as ***Exhibit "I"*** are herby permitted by right within the Project.

2.4. Design Specifications:

2.4.1 Impervious Cover. The Property may be developed with an Impervious Cover

Percentage that does not exceed fifty percent (50%) over the entire Project. Owner shall have the right to apportion impervious cover limits on a lot by lot or use by use basis. Owner may apportion such limits as it deems desirable so long as the overall limitation herein specified is not exceeded.

2.4.2 Minimum Lot Area: Three thousand four hundred (3,400) square feet.

2.4.3 Building Height. Buildings shall not exceed 2 ½ stories or 40 feet, whichever is less, measured from the average elevation of the existing grade of the building to the highest point of a flat or multi-level or as defined in Section 28.05.004 of the 2017 City of Dripping Springs Code of Ordinances.

2.4.4 Minimum Lot Width: Thirty-four (34) feet measured from the set back line.

2.4.5 Minimum Width of Residential Building: Twenty-three (23) feet (as modified by process for minor modifications on May 1, 2020).

2.4.6 Setbacks. Building setbacks shall be as follows:

a. Minimum Front Yard: Building setbacks shall be ten (10) feet from the street right of way.

b. Minimum Side Yard: Building setbacks shall be five (5) feet; provided, however corner lots will be set back a minimum of seven and one half (7.5) feet from the street right of way.

c. Minimum Rear Yard: Building setbacks shall be ten (10) ten feet.

d. Minimum setback for Garage Door from Alley: Ten (10) feet.

e. Minimum Setback for Accessory Building: Five (5) feet; no accessory buildings or structures are permitted in any front yard.

f. Maximum Height of Fence within front Street Yard: Three (3) feet and shall provide a finished face to abutting streets.

g. Maximum Height of Fence Outside Street Yard: Six (6) feet; provided, however, lots that are contiguous to the boundaries of the Property may have an eight (8) foot maximum height of fence outside street yard. All fences shall provide a finished face to abutting streets and these fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.

h. Buffer areas and Setbacks: A thirty (30) foot Land Use Transition buffer will extend along the shared property line where residential lots are contiguous to the Poundhouse Hill development to aid in screening the change in density. The lots adjacent to the Poundhouse Hill development shall be at least a fifth of an acre

in size. The buffer along such shared boundary shall meet the requirements in City Ordinance Section 28.06.051 – Landscape Buffers. Additionally, residential lots that are contiguous to the lots in Poundhouse Hills development shall be a minimum of sixty (60) feet wide and shall have in addition to the thirty (30) foot buffer, a twenty (20) foot or fifteen (15) foot building set back line from the boundary of the buffer, depending on the orientation of the lot.

2.4.7 Cut & Fill. Improvements requiring a site development permit will be held to no more than twelve (12) feet of cut or fill; however, fill placed under foundations with sides perpendicular to the ground need not comply with this requirement. No cut shall be greater than twelve (12) feet, except for structural excavation for building foundations, which must be approved by City Engineer. To be allowable, the City Engineer must first review and approve the structural stability, the aesthetics, and the erosion prevention techniques to be utilized for all cuts and fills exceeding six feet (6') of depth. Cut and fill requirements shall not apply to either right-of-way or residential development.

2.4.8 Parking. Development of the Property shall include parking at a minimum of two spaces per residence. There shall be parking along only one side of each internal local street.

2.4.9 Design of Residences: Homes shall consist of 100% Masonry on all front facing and street (excluding alley) facing elevations. Native Stone and/or Brick Masonry, doors and windows shall comprise a minimum of 70% of these elevations. Stucco elements shall be deemed an appropriate architectural feature to satisfy the remaining 30% front and street facing elevation requirements. Side and rear elevations may be horizontally installed cement based or wood based siding.

2.4.10 Roofs and Overhead Structures. On buildings with pitched roofs, the minimum main roof pitch is 5:12. Lower roof pitches are acceptable on porch elements, awnings or architectural feature elements. Pitched roofs shall be clad in 30-year minimum composition shingles or low reflectivity coated metal roofing materials.

2.4.11 Density of Development: With respect to the density of the Project, Owner will have the right to develop the Land at a density not to exceed 780 LUEs.

2.4.12 Parkland: The Project is required to have 31.2 acres of Parkland. The Project will include approximately 33.8 net acres that will be dedicated for Parkland, the area being shown more fully shown on ***Exhibit "C"*** attached hereto and incorporated herein for all purposes (the "Parkland"). In addition, Owner has agreed to install certain additional improvements to Founders Memorial Park and within areas dedicated as Parkland. The cost of which may be a credit towards any "cash in lieu" requirement of the Parkland Dedication Ordinance, as shown within ***Exhibit "C"***, if needed, with the consent of the City. This dedication of the Parkland shall fulfill all parkland dedication requirements of the Project to the City, including, but not limited to the requirements of Article 28.03 (Parkland Dedication) under the

City's Code of Ordinances and Sections 19.1 and 19.4 (Subdivisions). Owner has prepared a Master Parks and Open Space Plan which has been approved by City. In addition, 4.1 acres of the parkland will be dedicated to the City for use in the exchange for right-of-way to be used for improvements to Founders Park Road. This exchange will be done in a separate Park Dedication Agreement that has been approved by Owner and City.

2.4.13 Founders Memorial Park and Pound House: Owner has agreed to install/construct an asphalt parking area consisting of approximately 45 parking spaces within Founders Memorial Park with additional overflow parking lot, subject to the approval by City as shown in **Exhibit "E" Founders Memorial Park and Pound House Improvements**. Placement of parking spaces may be modified within Founders Memorial Park by the City. Additionally, Owner shall create a ninety (90) foot landscape buffer eastward from the Pound House property boundary. The cost of these improvements may be a credit towards any "cash in lieu" requirement of the Parkland Dedication Ordinance as approved by the City. The Owner shall also install fencing approved by the Pound House and the City surrounding the Pound House and shall notify the City of the contractor prior to installation.

2.4.14 Landscaped Buffer Areas. Landscaped buffer areas shall be established for the Property in accordance with the PD Master Plan, ***Exhibit "B"***, and maintained in perpetuity.

2.5. Parks, Trails and Open Space. Parkland and open space and associated improvements shall be in accordance the standards shown on ***Exhibit "C"*** attached hereto. A Master Parks and Trails Plan shall be submitted to the City for approval prior to approval of the first preliminary plat for the Project. The Master Parks and Trails Plan shall address all issues regarding public dedication, public access, and maintenance.

2.6. Access.

2.6.1 Traffic Impact Analysis. Owner has provided to the City, and the City has approved, a capacity analysis study (the "Traffic Study"), that constitutes a Traffic Impact Analysis.

2.6.2 Roadway Alignments: The roadway alignments shown on the PD Master Plan are approved by the City. All roadways and driveways not shown on the PD Master Plan shall be subject to the approval of the City Administrator, which approval shall not be unreasonably withheld.

2.7. Utilities. All proposed utilities within the Property will be located underground (other than above-ground appurtunences to such underground utilities) provided, however, to the extent any above-ground utilities exist as of the date hereof, they can remain above-ground.

2.8. Lighting and Signage. All illumination for street lighting, signage, security, exterior,

landscaping, and decorative facilities for the Project shall comply with Article 24.06 of the City's Code of Ordinances ("Outdoor Lighting Ordinance"), as may be amended, from time to time. To the extent any portion of the Agreement conflicts or is inconsistent with the Outdoor Lighting Ordinance, the Outdoor Lighting Ordinance shall control. Owner, homeowners, end users and/or a Property Owner Association will be required to operate and maintain the lighting within the Project according to the Applicable Rules. Owner agrees that the CCR's for the Project shall reinforce this provision and be applied to all construction and builders. A Master Sign Plan shall be submitted for City approval prior to the placement of any signs that are not in compliance with either (i) the City's Sign Ordinance or (ii) the variances described in the PD Modifications Chart attached hereto as **Exhibit "D"**.

2.9. Tree Preservation: Landscaping Ordinance: Article 28.06, Landscaping and Tree Preservation, of Chapter 28, Subdivisions and Site Development of the City of Dripping Springs City Code shall apply to the project except as modified by this Agreement**.** Full tree survey to be submitted with each preliminary plat. An aerial tree survey may be used in lieu of a full tree survey if approved by the City Administrator.

2.9.1 Tree Replacement Plan.

2.9.1.1 Subject to 2.9.1.2, the Tree Replacement Plan shall be in accordance to the City of Dripping Springs Code of Ordinances – Chapter 28, Article 28.06 Landscaping and Tree Preservation.

2.9.1.2 The cash-in-lieu fees are determined to be $1,056,000.00. There will be 176 of Disturbed Arees (176acres times $6,000 equals $1,056,000.00). Owner shall receive credit against the cash-in-lieu fees equal to the following:

- 764 lots with two 3-inch trees at $685.00 per tree for a total lot credit of $1,046,680, plus
- 150 4-inch trees to be located in the boulevards and amenity center at $985.00 per tree for a total of $147,750 for the 4-inch trees.

The combined total credit will be $1,056,000.00. The total cost of tree replacements in the Tree Replacement Plan exceeds the minimum the total cost per acre of disturbance in the Tree Removal Plan.

ARTICLE III. TRACT 2 DEVELOPMENT STANDARDS

3.1 General Regulations. Except as otherwise provided in this Ordinance and the PD Master Plan, the Property shall be governed by the site regulations and development standards contained in the Code of Ordinances.

3.2 Phasing. The Property may be developed in phases. The Project is intended to be developed in phases as shown on ***Exhibit "H"***. Owner may change the phasing of development from time to time in response to market conditions or other factors. Phases may be developed concurrently, but Tract 2 shall not be developed until the wastewater

agreement is negotiated to provide enough LUEs to accommodate the tract. Site plans shall be submitted to the City for approval with each phase.

3.3 Permitted Uses.

3.3.1 Base Zoning: The base zoning district for the Property shall be SF-3, which shall be the basis for all zoning specifications not addressed in this Ordinance or the PD Master Plan.

3.3.2 Allowed Uses: Those uses listed in the PD Uses Chart attached as ***Exhibit "I"*** are herby permitted by right within the Project.

3.4 Design Specifications:

3.4.1 Impervious Cover. The Property may be developed with an Impervious Cover Percentage that does not exceed fifty percent (50%) over the entire Project. Owner shall have the right to apportion impervious cover limits on a lot by lot or use by use basis. Owner may apportion such limits as it deems desirable so long as the overall limitation herein specified is not exceeded.

3.4.2 Minimum Lot Area: Three thousand four hundred (3,400) square feet.

3.4.3 Building Height. Buildings shall not exceed 2 ½ stories or 40 feet, whichever is less, measured from the average elevation of the existing grade of the building to the highest point of a flat or multi-level or as defined in Section 28.05.004 of the 2017 City of Dripping Springs Code of Ordinances.

3.4.4 Minimum Lot Width: Thirty-four (34) feet measured from the set back line.

3.4.5 Minimum Width of Residential Building: Twenty-three (23) feet.

3.4.6 Setbacks. Building setbacks shall be as follows:

a. Minimum Front Yard: Building setbacks shall be ten (10) feet from the street right of way.

b. Minimum Side Yard: Building setbacks shall be five (5) feet; provided, however corner lots will be set back a minimum of seven and one half (7.5) feet from the street right of way.

c. Minimum Rear Yard: Building setbacks shall be ten (10) ten feet.

d. Minimum setback for Garage Door from Alley: Ten (10) feet.

e. Minimum Setback for Accessory Building: Five (5) feet; no accessory buildings or structures are permitted in any front yard.

f. Maximum Height of Fence within front Street Yard: Three (3) feet and shall provide a finished face to abutting streets.

g. Maximum Height of Fence Outside Street Yard: Six (6) feet; provided, however, lots that are contiguous to the boundaries of the Property may have an eight (8) foot maximum height of fence outside street yard. All fences shall provide a finished face to abutting streets and these fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.

3.4.7 Cut & Fill. Improvements requiring a site development permit will be held to no more than twelve (12) feet of cut or fill; however, fill placed under foundations with sides perpendicular to the ground need not comply with this requirement. No cut shall be greater than twelve (12) feet, except for structural excavation for building foundations, which must be approved by City Engineer. To be allowable, the City Engineer must first review and approve the structural stability, the aesthetics, and the erosion prevention techniques to be utilized for all cuts and fills exceeding six feet (6') of depth. Cut and fill requirements shall not apply to either right-of-way or residential development.

3.4.8 Parking. Development of the Property shall include parking at a minimum of two spaces per residence. There shall be parking along only one side of each internal local street.

3.4.9 Design of Residences: Homes shall consist of 100% Masonry on all front facing and street (excluding alley) facing elevations. Native Stone and/or Brick Masonry, doors and windows shall comprise a minimum of 70% of these elevations. Stucco elements shall be deemed an appropriate architectural feature to satisfy the remaining 30% front and street facing elevation requirements. Side and rear elevations may be horizontally installed cement based or wood based siding.

3.4.10 Roofs and Overhead Structures. On buildings with pitched roofs, the minimum main roof pitch is 5:12. Lower roof pitches are acceptable on porch elements, awnings or architectural feature elements. Pitched roofs shall be clad in 30-year minimum composition shingles or low reflectivity coated metal roofing materials.

3.4.11 Density of Development: With respect to the density of the Project, Owner will have the right to develop the Land at a density not to exceed 38 dwelling units. The Owner will be required to negotiate a Wastewater agreement to include Tract 2 before a Final Plat will be accepted for filing.

3.4.12 Parkland: The development shall provide 0.6 acres in parkland dedication, as recommended by the Parks & Recreation Commission on May 4, 2020, and approved by City Council May 12, 2020. No additional dedication or fee in lieu shall be required for Tract 2 beyond that.

3.4.13 **Landscaped Buffer Areas.** Landscaped buffer areas shall be established for the Property in accordance with the PD Master Plan, ***Exhibit "B"***, and maintained in perpetuity.

3.5 **Parks, Trails and Open Space.** Parkland and open space and associated improvements shall be in accordance the standards shown on ***Exhibit "C"*** attached hereto. A Master Parks and Trails Plan shall be submitted to the City for approval prior to approval of the first preliminary plat for the Project. The Master Parks and Trails Plan shall address all issues regarding public dedication, public access, and maintenance.

3.6 **Access.**

3.6.1 **Roadway Alignments:** The roadway alignments shown on the PD Master Plan are approved by the City. All roadways and driveways not shown on the PD Master Plan shall be subject to the approval of the City Administrator, which approval shall not be unreasonably withheld.

3.7 **Utilities.** All proposed utilities within the Property will be located underground (other than above-ground appurtunences to such underground utilities) provided, however, to the extent any above-ground utilities exist as of the date hereof, they can remain above-ground.

3.8 **Lighting and Signage.** All illumination for street lighting, signage, security, exterior, landscaping, and decorative facilities for the Project shall comply with Article 24.06 of the City's Code of Ordinances ("Outdoor Lighting Ordinance"), as may be amended, from time to time. To the extent any portion of the Agreement conflicts or is inconsistent with the Outdoor Lighting Ordinance, the Outdoor Lighting Ordinance shall control. Owner, homeowners, end users and/or a Property Owner Association will be required to operate and maintain the lighting within the Project according to the Applicable Rules. Owner agrees that the CCR's for the Project shall reinforce this provision and be applied to all construction and builders. A Master Sign Plan shall be submitted for City approval prior to the placement of any signs that are not in compliance with either (i) the City's Sign Ordinance or (ii) the variances described in the PD Modifications Chart attached hereto as ***Exhibit "D"***.

3.9 **Tree Preservation:** Landscaping Ordinance: Article 28.06, Landscaping and Tree Preservation, of Chapter 28, Subdivisions and Site Development of the City of Dripping Springs City Code shall apply to the project. Full tree survey to be submitted with each preliminary plat.

EXHIBIT A

Property Legal Description:
Tract 1 – 200.4 Acres

LEGAL DESCRIPTION:

BEING A 200.4-ACRE (8,731,530 SQUARE FEET) TRACT OF LAND OUT OF THE PHILIP A. SMITH LEAGUE, SURVEY NUMBER 26, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS, SAID TRACT BEING THAT CALLED 200-ACRE TRACT DESCRIBED TO WILLIAM R. SCOTT AND BESSIE E. SCOTT, HUSBAND AND WIFE AS RECORDED IN VOLUME 171, PAGE 229 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS (D.R.H.C.T.), SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH ROD FOUND IN THE NORTH LINE OF THAT CALLED 277.23-ACRE TRACT DESCRIBED TO KATHERINE BERKLEY CANNON, ET. AL. IN VOLUME 198, PAGE 151 D.R.T.C.T., FOR THE SOUTHEAST CORNER OF THAT CALLED 1.978-ACRE TRACT DESCRIBED TO CITY OF DRIPPING SPRINGS AS RECORDED IN VOLUME 1714, PAGE 289 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), SAME BEING THE SOUTHWEST CORNER OF SAID 200-ACRE TRACT AND THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE WEST LINE OF SAID 200-ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1) WITH THE EAST LINE OF SAID 1.978-ACRE TRACT, N01°31'26"W, PASSING AT A DISTANCE OF 174.47 FEET THE NORTHEAST CORNER OF SAID 1.978-ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CALLED 11.61-ACRE TRACT DESCRIBED TO CITY OF DRIPPING SPRINGS AS RECORDED IN VOLUME 733, PAGE 101 OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS (R.P.R.H.C.T.), CONTINUING WITH SAID WEST LINE OF THE 200-ACRE TRACT, SAME BEING THE EAST LINE OF SAID 11.61-ACRE TRACT, AN ADDITIONAL DISTANCE OF 545.86 FEET, FOR A CUMULATIVE DISTANCE OF 720.33 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 11.61-ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CALLED 3.00-ACRE TRACT DESCRIBED TO FRIENDS OF THE POUNDHOUSE FOUNDATION AS RECORDED IN VOLUME 968, PAGE 267 O.P.R.H.C.T., FOR AN ANGLE POINT IN SAID WEST LINE OF THE 200-ACRE TRACT AND THE WEST LINE OF THE TRACT DESCRIBED HEREIN,

2) WITH THE EAST LINE OF SAID 3.00-ACRE TRACT, N01°45'01"W, PASSING AT A DISTANCE OF 306.69 FEET THE NORTHEAST CORNER OF SAID 3.00-ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CALLED 1.978-ACRE TRACT DESCRIBED TO FRIENDS OF THE POUNDHOUSE FOUNDATION AS RECORDED IN VOLUME 1714, PAGE 295 O.P.R.H.C.T., CONTINUING WITH SAID WEST LINE OF THE 200-ACRE TRACT, SAME BEING THE EAST LINE OF SAID 1.978-ACRE TRACT, AN ADDITIONAL DISTANCE OF 294.03 FEET, FOR A CUMULATIVE DISTANCE OF 600.72 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 1.978-ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CALLED 17.185-ACRE TRACT DESCRIBED TO H.C. CARTER AS RECORDED IN VOLUME 3030, PAGE 809 O.P.R.H.C.T., FOR AN ANGLE POINT IN SAID WEST LINE OF THE 200-ACRE TRACT AND THE WEST LINE OF THE TRACT DESCRIBED HEREIN,

3) WITH THE EAST LIEN OF SAID 17.185-ACRE TRACT, N01°58'39"W A DISTANCE OF 585.27 FEET TO A 1/2-INCH IRON PIPE FOUND FOR AN ANGLE POINT,

4) N02°20'12"W A DISTANCE OF 179.64 FEET TO A 3/4-INCH IRON PIPE FOUND FOR AN ANGLE POINT, AND

5) N00°32'10"E A DISTANCE OF 182.06 FEET TO A 3/4-INCH IRON PIPE FOUND IN THE SOUTH LINE OF LOT 2E, BLOCK C, POUNDHOUSE HILLS SECTION TWO, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN VOLUME 15, PAGE 204 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID 17.185-ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 200-ACRE TRACT AND THE NORTHEWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE NORTH LINE OF SAID 200-ACRE TRACT, THE FOLLOWING TEN (10) COURSES AND DISTANCES:

1) WITH THE SOUTH LINE OF SAID LOT 2E, N82°51'36"E A DISTANCE OF 344.40 FEET TO A 3/4-INCH IRON PIPE FOUND FOR AN ANGLE POINT,

2) N82°39'51"E A DISTANCE OF 133.82 FEET TO A 3/4-INCH IRON PIPE FOUND FOR AN ANGLE POINT,

3) N85°01'43"E A DISTANCE OF 292.10 FEET TO A 3/4-INCH IRON PIPE FOUND FOR AN ANGLE POINT,

4) N83°52'54"E A DISTANCE OF 253.24 FEET TO A 3/4-INCH IRON PIPE FOUND FOR AN ANGLE POINT,

5) N83°51'55"E A DISTANCE OF 484.41 FEET TO A 1/2-INCH IRON PIPE FOUND FOR AN ANGLE POINT,

6) S85°37'07"E A DISTANCE OF 675.37 FEET TO A 1/2-INCH IRON PIPE FOUND FOR AN ANGLE POINT,

7) S86°18'31"E A DISTANCE OF 104.93 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 2E, SAME BEING THE SOUTHWEST CORNER OF THAT CALLED 206.2-ACRE TRACT DESCRIBED TO ANARENE INVESTMENTS, LTD., AS RECORDED IN VOLUME 2639, PAGE 403 O.P.R.H.C.T.,

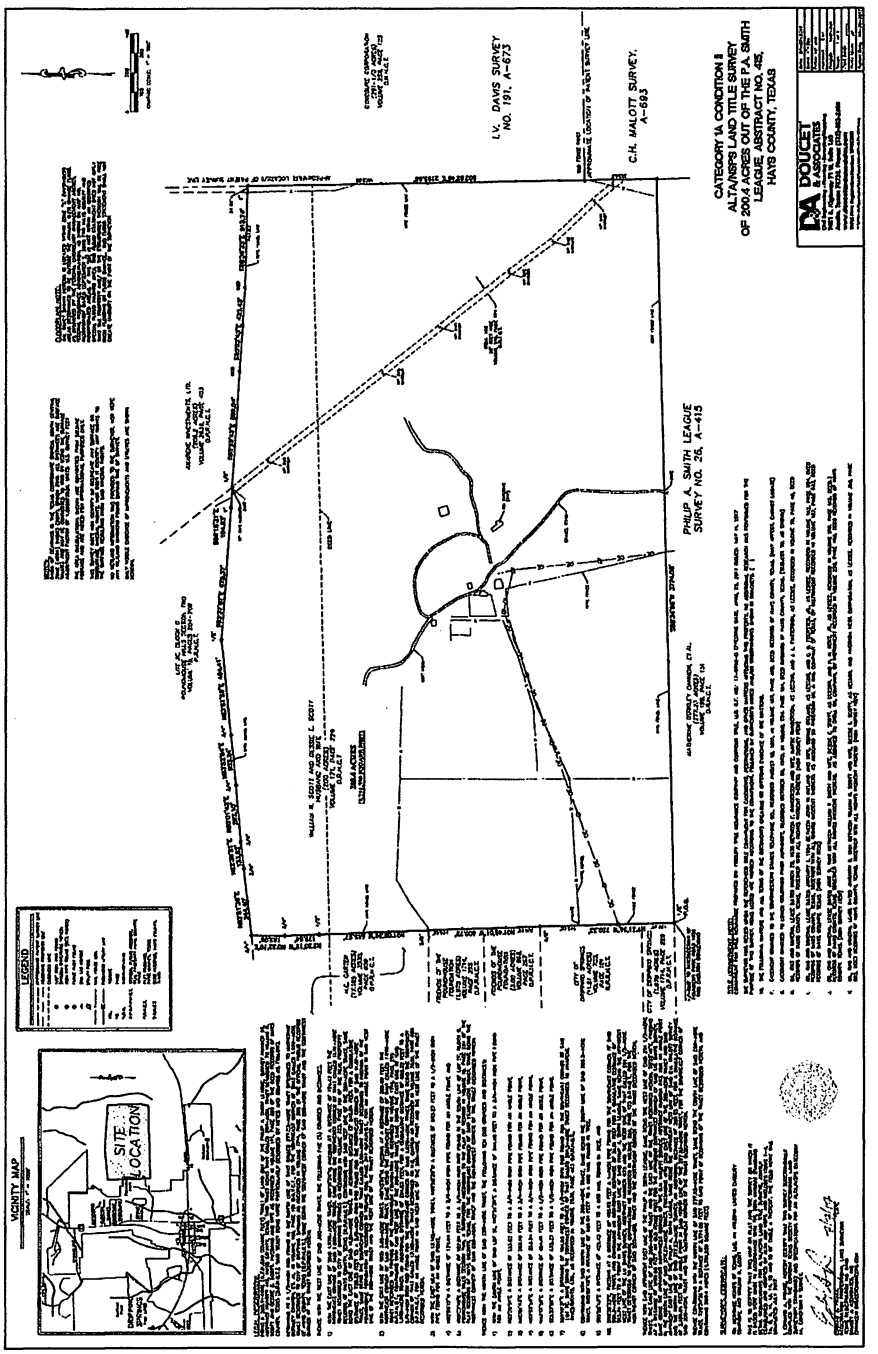
8) CONTINUING WITH SAID NORTH LINE OF THE 200-ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 206.2-ACRE TRACT, S85°59'43"E A DISTANCE OF 589.04 FEET TO A 60D NAIL FOUND IN TREE,

9) S85°55'43"E A DISTANCE OF 425.43 FEET TO A 60D NAIL FOUND IN TREE, AND

10) S88°36'33"E, PASSING AT A DISTANCE OF 481.93 FEET A 1-INCH PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID 206.2-ACRE TRACT, AND CONTINUING AN ADDITIONAL DISTANCE OF 31.81 FEET FOR A CUMULATIVE DISTANCE OF 513.74 FEET TO A POINT IN THE APPARENT EAST LINE OF SAID PHILIP A. SMITH LEAGUE, SAME BEING THE APPARENT WEST LINE OF THE I.V. DAVIS SURVEY, ABSTRACT NUMBER 673 AND THE WEST LINE OF THAT CALLED 291 1/3-ACRE TRACT DESCRIBED TO CYNOSURE CORPORATION AS RECORDED IN VOLUME 258, PAGE 123 D.R.H.C.T., FOR THE NORTHEAST CORNER OF SAID 200-ACRE TRACT AND THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH SAID APPARENT EAST LINE OF THE PHILIP A. SMITH LEAGUE, SAME BEING THE WEST LINE OF SAID 291 1/3-ACRE TRACT, THE EAST LINE OF SAID 200-ACRE TRACT AND THE EAST LINE OF THE TRACT DESCRIBED HEREIN, S0°52'46"E, PASSING AT A DISTANCE OF 1809.00 FEET AN OLD FENCE POST FOR THE APPARENT SOUTHWEST CORNER OF SAID I.W. DAVIS SURVEY, SAME BEING THE APPARENT NORTHWEST CORNER OF THE C.H. MALOTT SURVEY, ABSTRACT NUMBER 693, FOR AN ANGLE POINT IN THE NORTH LINE OF SAID 277.23-ACRE TRACT, CONTINUING WITH SAID EAST LINE OF THE 200-ACRE TRACT AND SAID APPARENT EAST LINE OF THE PHILIP A. SMITH LEAGUE, SAME BEING THE APPARENT WEST LINE OF SAID C.H. MALOTT SURVEY AND THE NORTH LINE OF SAID 277.23-ACRE SURVEY, AN ADDITIONAL DISTANCE OF 386.65 FEET, FOR A CUMULATIVE DISTANCE OF 2,195.65 FEET TO AN ANGLE POINT IN SAID NORTH LINE OF THE 277.23-ACRE TRACT, FOR THE SOUTHEAST CORNER OF SAID 200-ACRE TRACT AND THE SOUTHEWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE CONTINUING WITH THE NORTH LINE OF SAID 277.23-ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 200-ACRE TRACT, S88°34'56"W A DISTANCE OF 3,774.08 FEET TO SAID POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN, AND CONTAINING 200.4 ACRES (8,731,530 SQUARE FEET).


CATEGORY 1A CONDITION II
ALTA/NSPS LAND TITLE SURVEY
OF 200.4 ACRES OUT OF THE P.A. SMITH
LEAGUE, ABSTRACT NO. 415,
HAYS COUNTY, TEXAS
DOUCET & ASSOCIATES
L.V. DAVIS SURVEY
NO. 191, A-673
C.H. MALOTT SURVEY,
A-693
PHILIP A. SMITH LEAGUE
SURVEY NO. 26, A-415
VICINITY MAP
SITE LOCATION
LEGEND

Tract 2 – 13.585 acres

BEING A 13.585 ACRE [591,778 SQUARE FEET] TRACT OF LAND OUT OF THE I.V. DAVIS, JR. PREEMPTION SURVEY, ABSTRACT NUMBER 673, HAYS COUNTY, TEXAS, SAID 13.585 ACRE BEING A PORTION OF A CALLED 291-1/3 ACRE TRACT, DESCRIBED TO CYNOSURE CORPORATION, AS RECORDED IN VOLUME 258, PAGE 123 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS [D.R.H.C.T.], SAID TRACT OF LAND (TRACT 1) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron pipe in the remains of a rock mound, found for the northeast corner of the Philip A. Smith Survey, Number 26, Abstract Number 415, and a called 206.2 acre tract, described in Volume 2639, Page 403 of the Official Public Records of Hays County, Texas [O.P.R.H.C.T.], same being an internal corner of the Edward W. Brown Survey, Number 136, Abstract Number 44, same being the south corner of a called 29.78 acre tract described in Volume 2486, Page 544 [O.P.R.H.C.T.], and same being the northwest corner of said 291-1/3 acre tract;

THENCE S00°50'48"E, with the east line of said Abstract Number 415, and the west line of said Abstract Number 44 and said 291-1/3 acre tract, passing at a distance of 1,210.76 feet, a point from which a stone mound, found for the northeast corner of said Abstract Number 673, bears N89°09'19"E, 1,423.11 feet, and continuing in total 2,777.38 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE over and across said Abstract Number 673 and said 291-1/3 acre tract, parallel to and offset west from the centerline of a dry creek bed, the following twenty-six (26) courses and distances:

1) S17°06'33"E, a distance of 30.00 feet to a point,
2) S11°24'17"E, a distance of 103.63 feet to a point,
3) S35°39'02"E, a distance of 159.05 feet to a point,
4) S41°27'27"E, a distance of 51.28 feet to a point,
5) S03°58'38"W, a distance of 43.46 feet to a point,
6) S14°17'07"E, a distance of 131.27 feet to a point,
7) S17°43'46"E, a distance of 120.76 feet to a point,
8) S19°22'37"E, a distance of 148.90 feet to a point,
9) S10°23'00"E, a distance of 154.36 feet to a point,
10) S14°14'54"W, a distance of 114.91 feet to a point,
11) S05°34'05"W, a distance of 96.36 feet to a point,
12) S07°27'07"E, a distance of 254.36 feet to a point,
13) S17°34'19"E, a distance of 110.33 feet to a point,
14) S11°19'38"W, a distance of 104.20 feet to a point,

15) S17°52'08"E, a distance of 67.64 feet to a point,
16) S00°23'49"W, a distance of 75.11 feet to a point,
17) S06°13'51"E, a distance of 139.51 feet to a point,
18) S21°39'42"W, a distance of 31.90 feet to a point,
19) S33°29'02"E, a distance of 58.75 feet to a point,
20) S45°11'02"E, a distance of 97.26 feet to a point,
21) S32°35'23"W, a distance of 70.59 feet to a point,
22) S03°03'30"W, a distance of 77.47 feet to a point,
23) S37°58'31"E, a distance of 81.75 feet to a point,
24) S04°12'41"W, a distance of 29.46 feet to a point,
25) S30°08'52"E, a distance of 18.63 feet to a point,
26) S02°04'33"E, passing at a distance of 75.52 feet a 1-inch iron pipe, found for reference, and continuing for a total distance of 94.44 feet to a point in the south line of said Abstract Number 673, and said 291-1/3 acre tract, same being in the north line of a called 277.23 acre tract, described in Volume 198, Page 151, from which a found 1/2-inch iron pipe bears N89°00'33"E, 119.45 feet,

THENCE S89°00'33"W, with the south line of said Abstract Number 673 and said 291-1/3 acre tract, a distance of 417.14 feet to a 1/2 inch iron rod with "Doucet" cap, set for the southwest corner of herein described tract, same being in the west line of said Abstract Number 673, and the east line of said Abstract Number 415 and a called 200 acre tract described in Volume 171, Page 229 [D.R.H.C.T.];

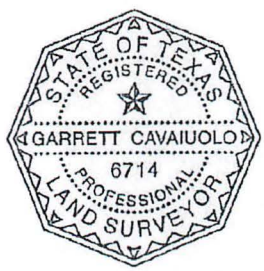
THENCE N00°50'48"W, with the east line of said Abstract Number 415 and said 200 acre tract, same being the west line of said Abstract Number 673 and said 291-1/3 acre tract, passing at a distance of 1,831.55 feet, a 1 inch iron pipe, found for the northeast corner of said 200 acre tract, same being the southeast corner of said 206.2 acre tract, and continuing for a total distance of 2,316.66 feet, back to the **POINT OF BEGINNING** of the herein described tract, containing 13.585 acres [591,778 square feet].

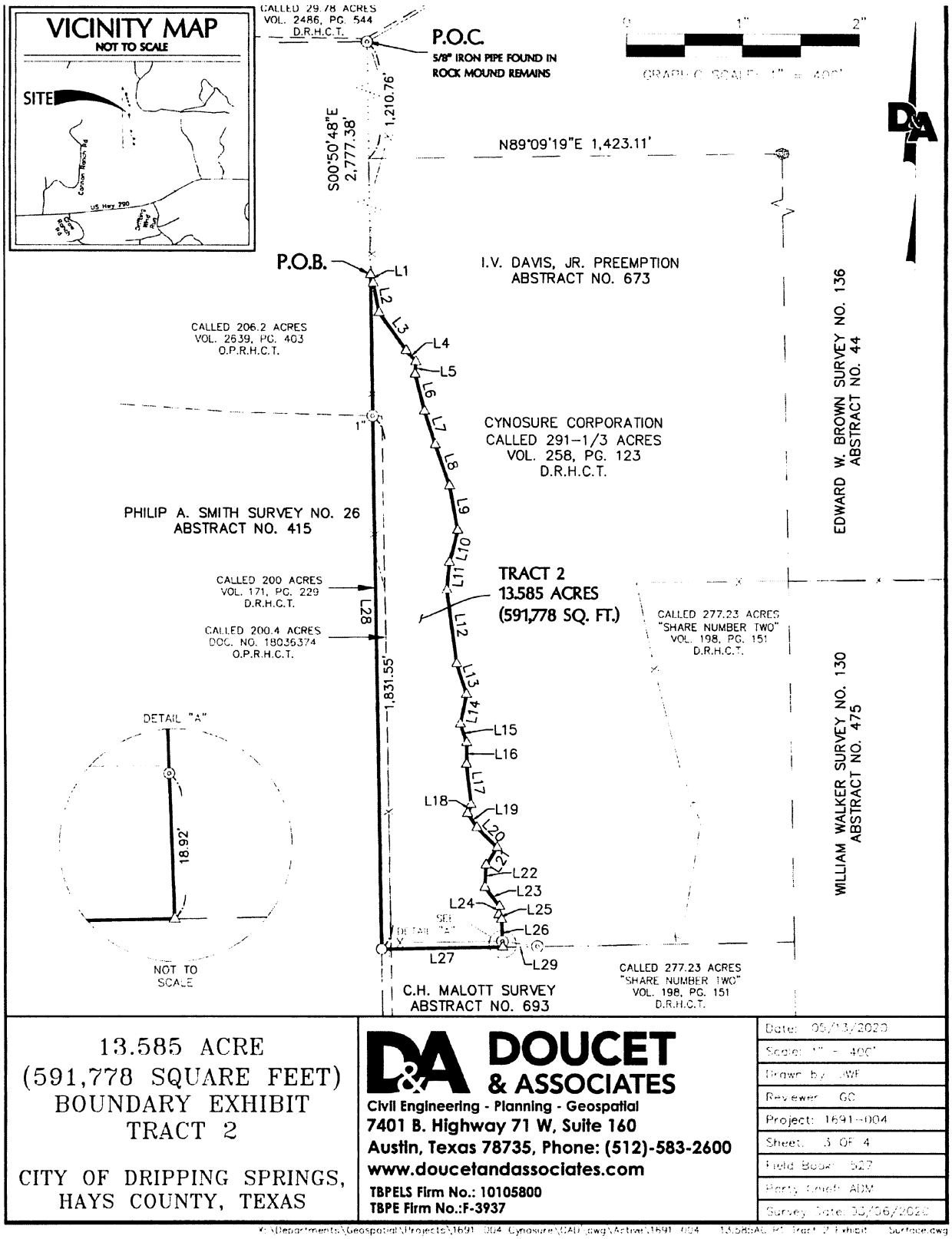
Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances are surface values and were converted from grid by using a combined scale factor of 1.000077936
Units: U.S. Survey Feet.

I, Garrett Cavaiuolo, Registered Professional Land Surveyor, hereby certify that this property description and accompanying plat of even date represent an actual survey performed on the ground.

3/12/20

Garrett Cavaiuolo — Date
Registered Professional Land Surveyor
Texas Registration No. 6714
Doucet & Associates
GCavaiuolo@DoucetEngineers.com
TBPELS Firm Registration No. 10105800





13.585 ACRE
(591,778 SQUARE FEET)
BOUNDARY EXHIBIT
TRACT 2

CITY OF DRIPPING SPRINGS,
HAYS COUNTY, TEXAS

DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
TBPELS Firm No.: 10105800
TBPE Firm No.:F-3937

Date:	05/13/2020
Scale:	1" = 400'
Drawn by:	JWP
Reviewer:	GC
Project:	1691-004
Sheet:	3 OF 4
Field Book:	527
Party Chief:	ADM
Survey Date:	03/06/2020

X:\Departments\Geospatial\Projects\1691-004 Cynosure\CAD\.dwg\Active\1691-004 13.585AC PT Tract 2 Exhibit Surface.dwg

EXHIBIT B

PD Master Plan

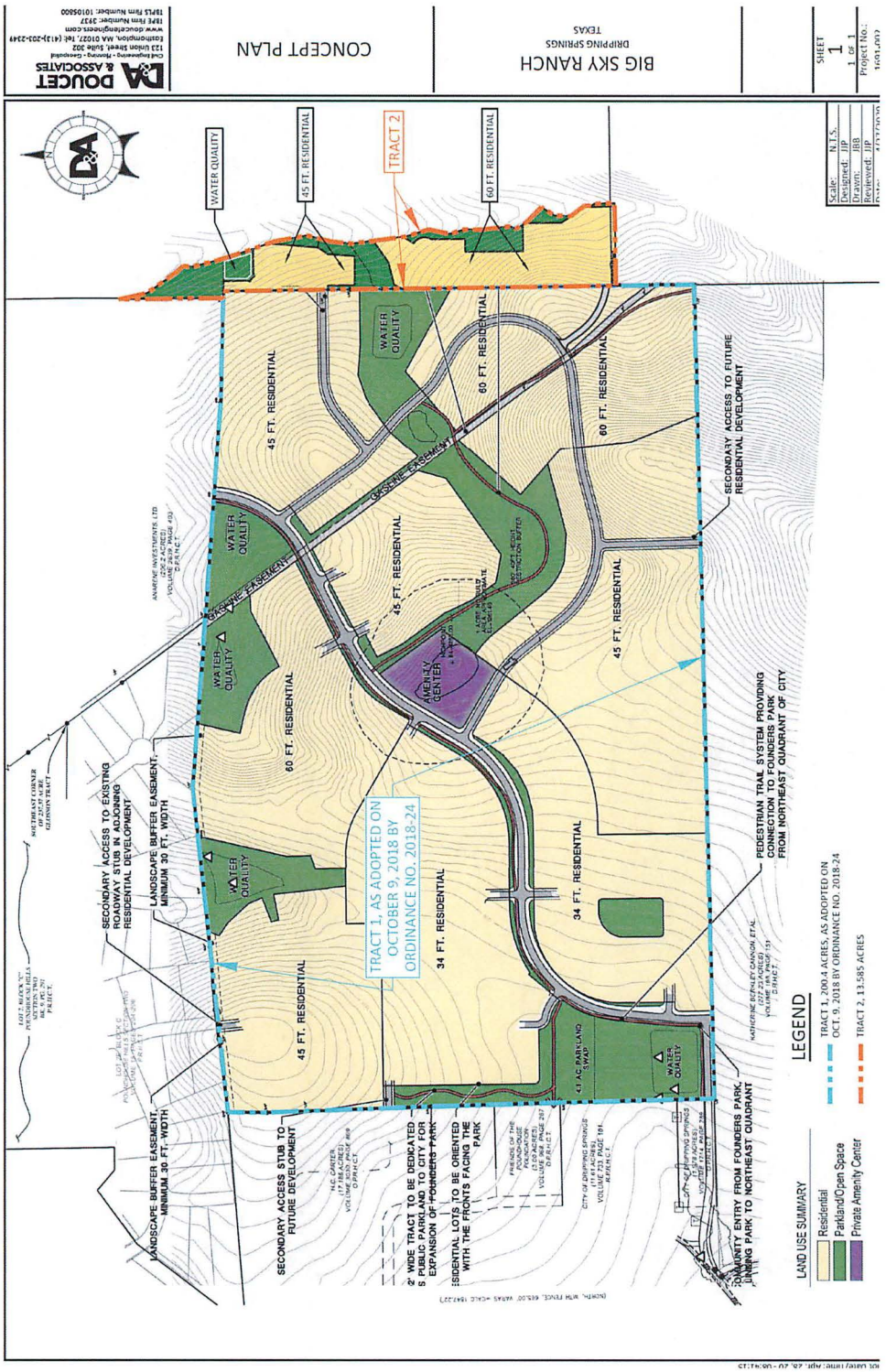
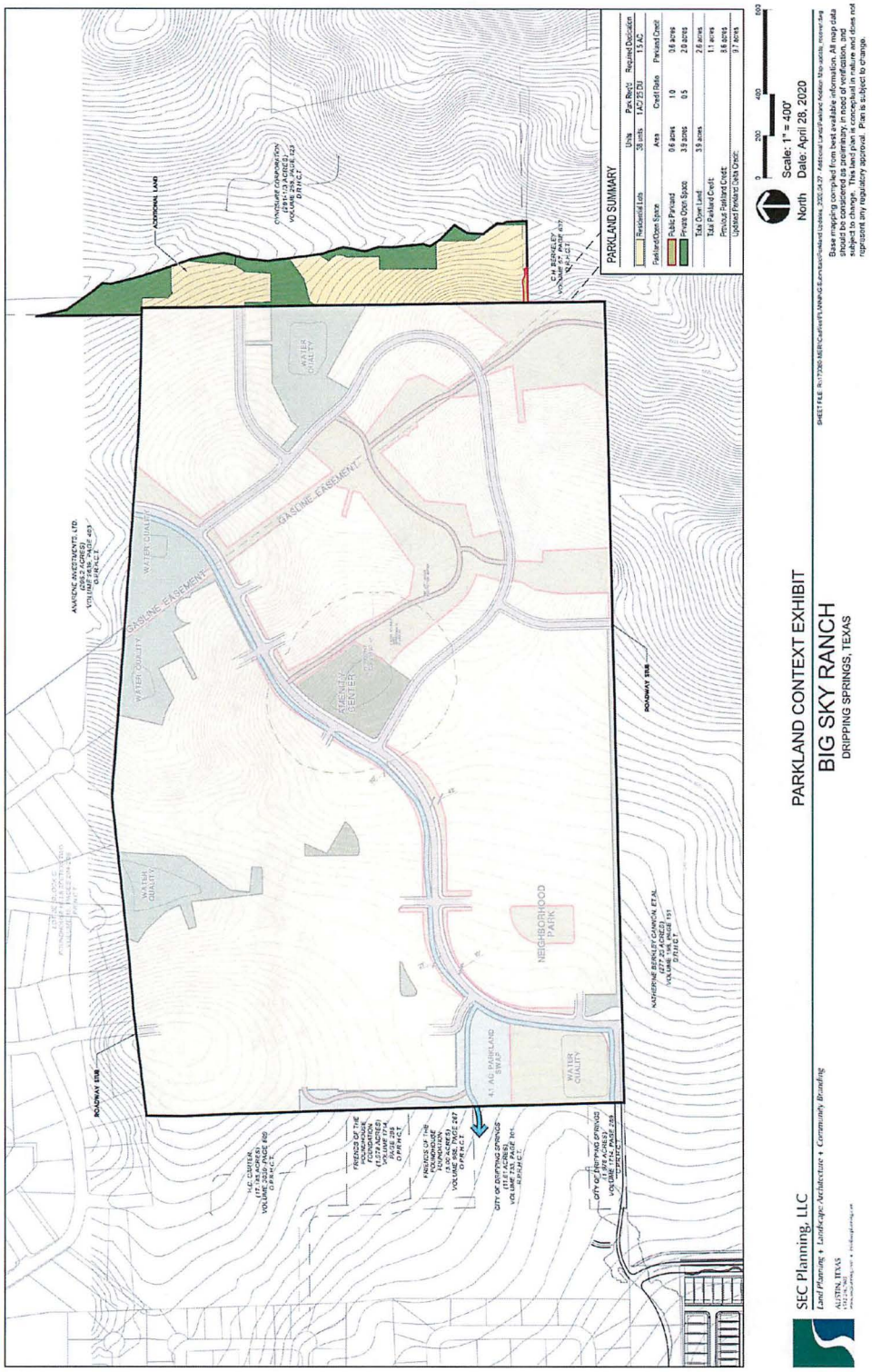


EXHIBIT C

PD Parks, Trails and Open Space Plan



SEC Planning, LLC
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CLIENT-CENTERED THINKING™

Big Sky Ranch – Dripping Springs, Texas
August 9, 2018

PARKLAND AND OPEN SPACE CALCULATIONS

Property Overview

Big Sky Ranch is a residential community located northeast of Ranch Road 12 and US 290 within the City of Dripping Springs ETJ. The property is approximately 200 acres and seeking City of Dripping Springs approval for the development of up to 780 residential lots.

The property is characterized as a mix of flat pasture land as well as typical Hill Country with moderate hills and topography. The property is covered with a mix of cedar (Ashe Juniper), live oak and cedar elm hardwoods.

The Big Sky Ranch Parkland and Open Space Plan consists of a combination of private and public parkland and open space. The centerpiece of the private parkland component will be a 3.1 acre Neighborhood Park. The park is centrally located within the community surrounding a hilltop that will remain undeveloped. Program elements to be constructed within the Neighborhood Park by the developer include a pool, pavilion, playscape, unstructured lawn play area and associated parking.

Big Sky Ranch is located immediately east of Founders Memorial Park. With the community's proximity to the park in mind, a community open space system has been designed to offer pedestrian trail corridors from east Dripping Springs to Founders Memorial Park. The community Parkland and Open Space Plan shall provide nearly two miles of roadside and off-road trails. The City of Dripping Springs Parks, Recreation & Open Space Master Plan 2014-2024, Park Needs Implementation Plan identifies "Walking / Hiking / Biking Trails" as the first "High Priorities" listed within the plan. Big Sky Ranch's trails system offering is in alignment with the City of Dripping Springs' high priority and further extends the public trails system to the east.

The public parkland dedication also includes an 8.0 acre tract of land immediately adjacent to Founders Memorial Park. This parcel will open visibility and accessibility to the park from the east and offer expanded unstructured recreational opportunities at Founders Memorial Park.

Parkland Calculations

Following is a summary of parkland requirements and the parkland provided within Big Sky Ranch. The calculations are intended to support the Big Sky Ranch Parkland and Open Space Plan.

I. Parkland Required by City of Dripping Springs' Code of Ordinances

1. Required

One (1) acre of parkland per 25 living unit equivalents (LUE's), satisfied by cash or land. Based on the maximum 780 residentials units within the Development Agreement, a maximum of 31.2 acres of parkland credit shall be required.

In addition to the required parkland dedication, the Applicant has agreed to dedicate 4.1 acres of additional parkland to help the City of Dripping Springs meet parkland dedication requirements once Founders Memorial Drive is converted to a public right-of-way in accordance with the transportation plan.

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In total, the parkland dedication requirement to meet the residential development and Founders Memorial Park right of way dedication is 35.3 acres.

II. Proposed Parkland Compliance Program

1. Public Parks

A total of 26.7 acres is being dedicated to the City as a public park as well as public trails corridors. A tract approximately 8.0 acres in size is located within the southwest portion of the property. Approximately 4.1 acres of the tract is designated as the Parkland swap tract. The remaining 3.9 acres shall incorporate a dry stormwater detention facility constructed to comply with State of Texas design standards.

One often visualizes a detention pond as a hole with concrete side walls surrounded by a chain link fence. Due to the highly visible location of the detention facility, the Applicant will design the detention/water quality facility with natural side slopes than can be navigated by park users. The bottom of the depression will be constructed with a lawn area that may be used by park users for informal sporting events, flying kits or enjoying other lawn focused events.

In addition to the 8.0 acres in the southeast portion of the property, The Parkland and Open Space Plan public open space corridors will include:

- Roadside Trails
  - Meandering roadside trails will be constructed with a set of varied width concrete public parkland tracts that traverse the property adjacent to the collector right-of-way. The open space tracts and concrete trails will extend to the east and strengthen the City of Dripping Spring's public trails system.
- Off-Road Trails
  - Off-road trails will be constructed in a set of natural open space corridors within the community. Trails may be built using concrete, mulch or other natural materials and will further expand the City of Dripping Spring's public trails system.
  - Trailheads (Including 1 bench, 1 trailhead sign, enhanced landscaping and connections) will be provided at each location where the off-road trails connect with a public right-of-way.

2. Private Parks

The Big Sky Ranch Parkland and Open Space Plan includes a 3.1 acre Neighborhood Park. The Neighborhood Park will be privately maintained by the H.O.A. This facility will include:

- Resort style swimming pool
- Restroom/storage building
- Parking Lot: Surface parking lot with curbs
- Unstructured play area
- Children's playground (school ages 5-12): ADA access children's playscape with 12" depth engineered mulch playground surface
- Bike Rack: Located convenient to pavilion and parking lot.

3. Private Open Space

Private parkland and open space will be distributed throughout the community. Some portions of the open space will provide stormwater detention and water quality on the property while other portions of the open space will remain undisturbed.

Consistent with the detention facility design described within Section II.1 Public Parks, the Applicant will design and construct these detention facilities in a natural manner. The detention ponds will have natural side slopes as well as earthen embankment structures. Additionally, the facilities will be naturally landscaped to blend into the surrounding natural area areas during plant establishment.

The preservation of open space within the community also addresses The City of Dripping Springs Parks, Recreation & Open Space Master Plan 2014-2024, Park Needs Implementation Plan Section High Priorities "Natural Areas and Open Space" goal.

III. Parkland Calculation Summary

Parkland Dedication Requirements: Based on parkland calculations required by the City of Dripping Springs Code, Big Sky Ranch is required to provide 31.2 acres of total parkland.

Proposed Parkland Credit: As shown in the Parkland Open Space Plan, a total of 46.7 acres of parkland and open space shall be provided in association with the development of Big Sky Ranch, providing 36.7 acres of City parkland credits. This provides a surplus of 5.5 acres of public parkland credit.

Total Residential Units:	780 units		
Parkland Requirement:	31.2 acres		
Parkland Credit Calculations	**Area**	**Credit**	**Dedication**
Private Uplands Neighborhood Park	3.5 acres	50% Credit	1.7 acres
Private Uplands Park/Open Space	14.6 acres	50% Credit	7.3 acres
Private Parkland Credit	18.1 acres		9.0 acres
Public Parkland/Open Space	26.7 acres	100% Credit	26.7 acres
Public Parkland Credit	26.7 acres		26.7 acres
Total Parkland/Open Space Area			44.8 acres
Total Parkland Credit			35.7 acres
Delta:			4.5 acres

Founders Park Roadway Dedication: Additionally, the proposed public right-of-way through Founder's Park is approximately 4.1 acres of parkland. As a result, additional parkland is required to offset this parkland area impact. Big Sky Ranch will dedicate an additional 4.1 acres of parkland (in addition to the 44.8 acres noted above) to account for this right-of-way requirement. In total Big Sky Ranch will be dedicating 48.9 acres of parkland for both private use as well as public parkland dedication.

IV. Maintenance

The Parkland and Open Space Plan for Big Sky Ranch includes private parks, private and public trails and natural open spaces. All parkland and open space areas will be maintained by the community's Homeowner Association (H.O.A.) The public open space areas will be maintained by the H.O.A. through an access easement overlay (to be coordinated with the City). The H.O.A. will maintain this public trail and park to conform with the maintenance level of the community. The H.O.A. will be established prior to selling homes and will be funded through a community fee. This fee will be used to maintain parks, open space trails, entry feature monuments and public areas within H.O.A. access easements.

V. Phasing

Big Sky Ranch will be a phased residential community. Following is a summary of anticipated dedication (as applicable) and construction of parkland:

- The park in the southwest portion of the property will be improved and dedicated to the City of Dripping Springs with the construction and acceptance of Phase 1 of Big Sky Ranch.
- Roadside concrete public trails will be constructed with construction of the associated roadway.
- Off-road trails corridors will be dedicated to the City within six months of City acceptance of the associated residential area. The construction of the trail within each tract shall be complete prior to dedication of the tract.
- The improved private neighborhood park will begin construction in Phase 2 of the development.
- Remaining private park and open space tracts will be developed with development of the associated residential area.

Revision approved with Tract 2, as recommended by the Parks & Recreation Commission on May 4, 2020, and approved by City Council on May 12, 2020.

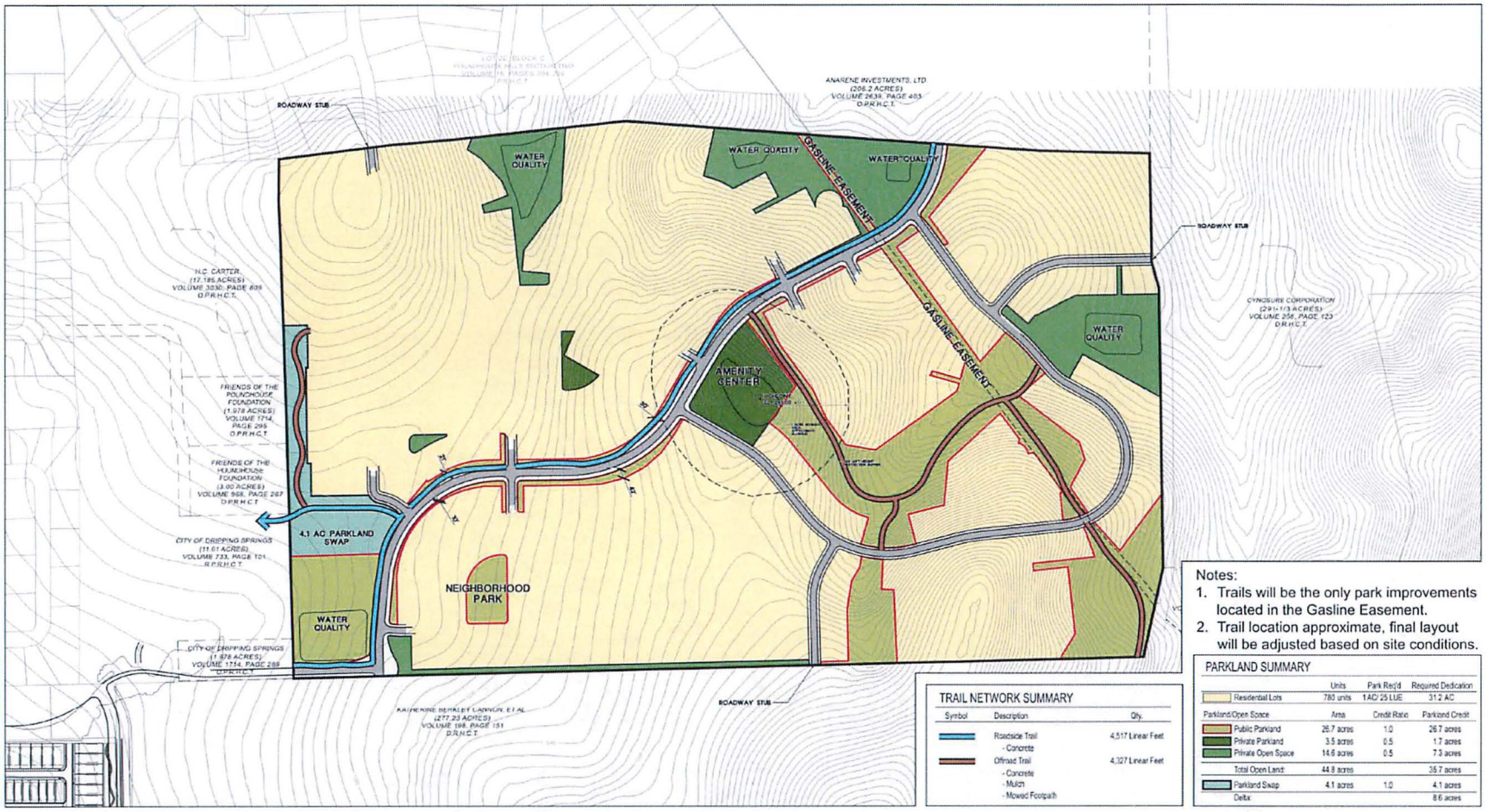
Big Sky Ranch – Dripping Springs, Texas
April 28, 2020

PARKLAND AND OPEN SPACE CALCULATION UPDATES

In 2018, the Big Sky Parkland Plan was submitted and approved by the City of Dripping Springs with an excess of 8.6 acres of dedicated parkland credit. In 2020, an additional 13 acres was added to the Big Sky Ranch master plan. This additional land is providing an additional 38 dwelling units. Per the parkland dedication requirements, the total parkland required for this 13 acre addition is 1.5 acres.

The total amount of dedicated private and public parkland in the new section combined totals 3.9 acres, which equates to a total credit of 2.6 acres. Although there exists an excess of 8.6 acres of parkland from the original Parkland Agreement, the new 13 acre tract is providing enough credit to offset its own parkland requirement and add an additional 1.1 acres to the remaining credit acres. Thus, the community of Big Sky Ranch now is providing an updated delta of 9.7 acres of parkland in excess to what is required per City regulations.

Total Residential Units:	38 units		
Parkland Requirement:	1.5 acres		
Parkland Credit Calculations	**Area**	**Credit**	**Dedication**
Private Uplands Park/Open Space	3.9 acres	50% Credit	2.0 acres
Private Parkland Credit	3.9 acres		2.0 acres
Public Parkland/Open Space	0.6 acres	100% Credit	0.6 acres
Public Parkland Credit	0.6 acres		0.6 acres
Total Parkland/Open Space Area			2.6 acres
Total Parkland Credit:			1.1 acres
Previous Total Parkland Credit			8.6 acres
Updated Parkland Dedication Delta:			**9.7 acres**



SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS

PARKLAND & OPEN SPACE EXHIBIT

BIG SKY RANCH
DRIPPING SPRINGS, TEXAS

SHEET FILE: R:\17\0365-MERK\CadFiles\PLANNING\Submittals\2018-09-05 Exhibits\Parkland\Parkland Exhibit 2018-09-21.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

Big Sky Ranch
Parkland & Open Space Summary
August 9, 2018

Units:	780 units
Parkland Ratio:	1 acre per 25 units
Required Parkland:	31.2 acres

Parkland Summary	Area	Credit Ratio	Parkland Credit
Public Parkland	26.7 acres	1	26.7 acres
Private Parkland	3.5 acres	0.5	1.7 acres
Private Open Space	16.5 acres	0.5	8.3 acres
	46.7 acres		36.7 acres

Dedication Credit Overage:	5.5 acres
Required Founder's Park Land*	4.1 acres
Founder's Parkland Swap	4.1 acres
Remaining Parkland Credit:	5.5 acres

Additional Improvements	
Public Parkland Improvements	$1,600,000
Private Parkland Improvements:	$1,500,000
Founders Memorial Park and Pound House Improvements:	$250,000
Total Cash Value:	$3,350,000

*Approximate land area required to provide public right-of-way access from Ranch Road 12 across park per updated transportation plan.

EXHIBIT D- LIST OF VARIANCES & ALTERNATIVE STANDARDS					
#	Ordinance	Description	Requirement	Requested Variance	Justification
Chapter 11, Water Quality Protection					
1	22.05.016(a)(2)	Maximum Impervious Cover	Sets maximum impervious cover for site development plans within the Edwards Aquifer contributing zone and the ETJ to 35%	Maximum impervious cover for site development plans within the Edwards Aquifer Contributing zone and the ETJ will be 50%	To have the ability to respond to evolving and diversified housing market. To provide a variety of housing types with variety of lot sizes.
2	22.05.015(c)(3)	Performance standards	Establishes 90% removal of total suspended solids, total phosphorus, and oil and grease	Use water quality BMPs that achieve a TSS removal of 89% and comply with the TCEQ Optional Enhanced Measures (OEM) load management requirements.	Providing stream buffers per the TCEQ OEM that exceed the City of Dripping Springs water quality buffer requirements. Including the LCRA Streambank Erosion Control volume in the water quality pond to protect natural waterways and habitat. Will create better use of the land, less long-term maintenance burden, more attractive water quality measures, and consistent with State standards.
Chapter 23, Zoning					
3	3.5.4(a),(2)	Lot Widths	SF-3: Width = 35'	For Residential Use: Width= 34' Width of all lots shall be measured at the Setback	To have the ability to respond to evolving and diversified housing market. To provide a variety of housing types with variety of lot sizes.

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#	Ordinance	Description	Requirement	Requested Variance	Justification
			Chapter 26, Signs		
4	26.05	Prohibited signs	Off Premises signs are prohibited	Allow four (4) off premises signs, two (2) monuments and two (2) construction/development signs. * Monuments to be erected at the intersection of Founders Park Road and Ranch Road 12 as well as at the intersection of Cannon Road and Hwy 290. Monument on Founders Park Road and RR 12 will be dual purpose and include Founders Park & Pound House. Monument on Cannon Tract will include the Cannon Development as appropriate. *Construction /development signs to be erected along Rob Shelton and at Cannon entrance along Hwy 290.	Entrance to the subdivision is not visible from public roadway. Master sign plan and permit applications are still required. Signs will conform with all city regulations regarding size and design standards.
5	26.06.063 (b) & (c)	Monument signs for subdivisions	Maximum area of a sign shall not exceed thirty-two (32) square feet. Maximium height for a sign shall not exceed six (6) feet.	Maximum area and height for monuments signs shall refer to the confirguration for the letters only. Where monument is for multiple areas, such as addition of Pound House and Founders Park, each portion will be allotted a maximum of thirty-two (32) square feet.	Allows flexibility for signage to be included as part of a decorative structure.
6	26.06.056(c)	Construction Develoment signs	Construction/development signs may only be erected on the land being developed upon the commencement of construction/development and shall be removed when eighty percent (80%) of the construction/development is completed or twelve (12) months after the sign is first installed, whichever comes first. The twelve-month term can be extended pursuant to the variance procedure of this chapter.	Allow an off premises construction/development sign to be erected along Rob Shelton and also along Hwy 290 at the access point to the subdivision on the Cannon Property. Sign along Rob Shelton shall be removed when construction is complete. Sign along Hwy 290 shall be removed and/or relocated when the commercial and/or residential portions of Cannon are developed.	Entrance to the subdivision is not visible from public roadway. Developer will coordinate placement with property owner.

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#	Ordinance	Description	Requirement	Requested Variance	Justification
			Chapter 28, Subdivisions and Site Development		
7	(Exhibit A), 3.13	Lapse of plat approval	Preliminary Plat: All of the following shall occur within the one hundred and eighty-three (183) calendar days following Preliminary Plat approval: 1) City Engineer's approval of engineering plans for all proposed public improvements; and 2) payment of all applicable fees that are traditionally collected prior to release for site construction. In addition to the above, an application for approval of the final plat shall be submitted to the City within three hundred sixty-five (365) calendar days following approval of the preliminary plat in order to avoid lapse of the approved Preliminary Plat (unless such is extended or reinstated pursuant to provisions in this Chapter).	Preliminary Plat: All of the following shall occur within the one hundred and eighty-three (183) calendar days following Multi-Phased Preliminary Plat approval: 1) City Engineer's approval of engineering plans for Phase 1 proposed public improvements; and 2) payment of all applicable fees that are traditionally collected prior to release for site construction for Phase 1. In addition to the above, an application for approval of the Phase 1 final plat shall be submitted to the City within three hundred sixty-five (365) calendar days following approval of the preliminary plat in order to avoid lapse of the approved Preliminary Plat (unless such is extended or reinstated pursuant to provisions in this Chapter). Once conditions of Phase 1 are met the Preliminary plat shall be valid for 10 years unless such is extended or reinstated pursuant to provisions in this Chapter.	Allows time for the construction of infrastructure improvements prior to recordation of plats.
8	(Exhibit A), 3.13	Lapse of plat approval	Final plat approved by the City Council but not yet filed with Hays County - All materials necessary to file the plat at the County, including plat mylars, filing fees, etc., shall be submitted to the City within thirty (30) calendar days of the date of final approval (The thirty-day period shall commence upon County approval of final plat if the property is in the ETJ).	Final plat approved by the City Staff but not yet filed with Hays County - All materials necessary to file the plat at the County, including plat mylars, filing fees, etc., shall be submitted to the City within three hundred and sixty five (365) calendar days of the date of final approval.	Allows time for the construction of infrastructure improvements prior to recordation of plats.
9	(Exhibit A), 11.13.2	Frontage on Residential Collector Streets	Shall not exceed 20%	Applicable only to major collectors, minor arterials, and major arterials.	To showcase the lively neighborhood character with homes fronting streets where possible.

#	Ordinance	Description	Requirement	Requested Variance	Justification
10	(Exhibit A), 11.21.1	Residential block lengths	Shall not exceed one thousand two hundred (1,200) feet between centerlines of street intersections	Shall not exceed three thousand (3,000) feet between centerlines of street intersections at the perimeter of the property.	This relates only to the perimeter of the property where access to neighboring property is limited by topographic conditions and adjacent land use.
11	(Exhibit A), 13.2	Intersecting Streets	Blocks shall not be less than four hundred feet (400') in length	Blocks shall not be less than two hundred feet (200') in length	Considering unique topographic conditions that may reduce intersection distances.
12	(Exhibit A), 14.6	Minimum Lot Sizes	For lots using surface water and public wastewater system is 0.75 acres	For lots using surface water and public wastewater system is 3,400 square feet	To have the ability to respond to evolving and diversified housing market. To provide a variety of housing types with variety of lot sizes.
13	(Exhibit A), 15.1	Sidewalks	Required on both sides of collector and arterial streets without open ditch drainage	Sidewalk or an 8-foot wide meandering trail will be provided on each side of collector street.	To fuse the hill country character within the community.
14	(Exhibit A), 20.1.3(g)	Sidewalks	Both sides of street in both residential and non-residential developments utilizing curb (not open ditch drainage). Required in conjunction with sewer line installation.	Sidewalks adjacent to residential lots constructed by the home builders at the time of home construction. Sidewalks not adjacent to residential lots will be constructed at time of roadway construction.	To fuse the hill country character within the community and remain consistant with the nearby high density development. To clarify timing of sidewalk construction
15	(Exhibit A), 30.2	Performance Guarantees	Required for public improvements	Performance guarantees shall be issued in the name of each current and future owner of public improvements including those owned and maintained by Hays County, City of Dripping Springs, or the Dripping Springs Water Supply Corporation.	Public Improvements will be owned and maintained by separate entities and thus performance guarantees shall be issued for each entity's benefit for the improvements that will be dedicated to them.
16	28.04.018	Cuts and fills	No fill or cut on any building site shall exceed a maximum of six (6) feet of depth	Improvements requiring a site development permit will be held to no more than 12 feet of cut and/or fill.	To respond to topographic conditions and provide roadways that meet design requirements.
17	28.06.051(a&b)	Residential Street Tree Requirements	Street trees [(2) 4" Trees/50 lf] to be planted adjacent to or near street right-of-way per associated zoning classification	Three inch (3") caliper or greater street trees planted within five feet (5') of the public right of way shall receive credit towards tree replacement requirements at a ratio of 1:1.	The development will provide a strong streetscape with mature trees earlier in the life of the project with this street tree planting plan.

#	Ordinance	Description	Requirement	Requested Variance	Justification
			Hays County Development Regulations (2017) Chapter 721 - Roadway Standards		
18	Table 721.02	Roadway Classification	ADT = 5001 -15000 correspnds to Minor Arterial with 100ft ROW	Ulitize Roadway Classification of Minor Collector	The spine road is intended to act as a minor collector not an arterial.
19	Table 721.02	Roadway Classification: ROW Width	ADT = 5001 -15000 correspnds to Minor Arterial with 100ft ROW	Ulitize City of Austin classification of Primary Collector (ADT = greater than 3500) with 70ft ROW	The spine road is an urban section with cubrb & gutter. City of Austin definition of roadway use and with is wide enough for current planned section, with potential to expand to a 4-lane in the future.
20	Table 721.02	Minimum Centerline Radius	Urbanized Local = 200 feet Minor Collector = 375 feet	Urbanized Local = 180 feet Minor Collector = 300 feet	Complies with AASHTO standards relative to proposed design speeds. Preserves natural character by minimizing impacts to existing topography.
21	Table 721.02	Cul-de-sac ROW/ Pavement Radius (feet)	70/45 for Urbanized Local and Minor Collector	60/48 for Urbanized Local. Islands are allowed in the cul-de-sac.	To preserve the natural character of the site by minimizing roadway impacts.
22	Table 721.02	Knuckles	No provision	Knuckles are allowed. Minimum ROW radius is 50 feet. Minimum pavement radius is 40 feet.	Preserves natural character by minimizing roadway impacts and concentrating residential density.
23	Table 721.02	Minimum Lot Frontage	Minor Collector= 100 feet	Minor Collector= 60 feet	To have the ability to respond to evolving and diversified housing market. Provide a variety of housing types and lot sizes.
24	Table 721.02	Minimum Drive Spacing	Minor Collector= 75 feet	Minor Collector= 60 feet	To have the ability to respond to evolving and diversified housing market. Provide a variety of housing types and lot sizes.
25	Section 9.2.2(a)(1)	Side slopes on swales	No steeper than 1 vertical to 6 horizontal	No steeper than 1 vertical to 3 horizontal	Complies with City of Austin, Drainage Criteria Manual 6.4.1.D

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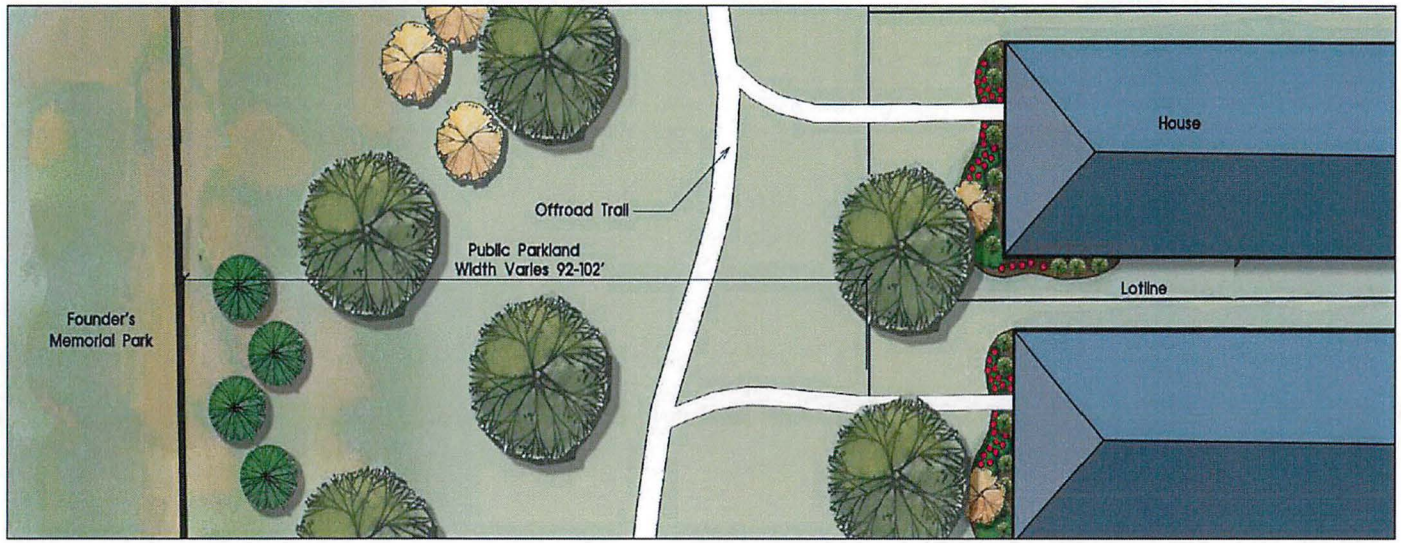
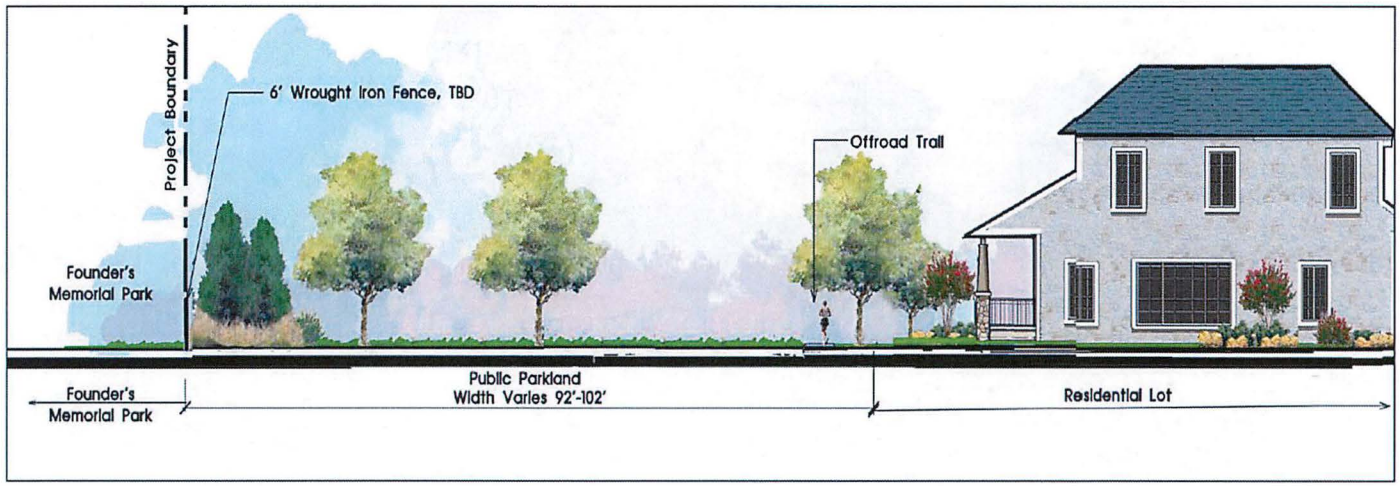
EXHIBIT E

Founders Memorial Park and Pound House Improvements





SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS

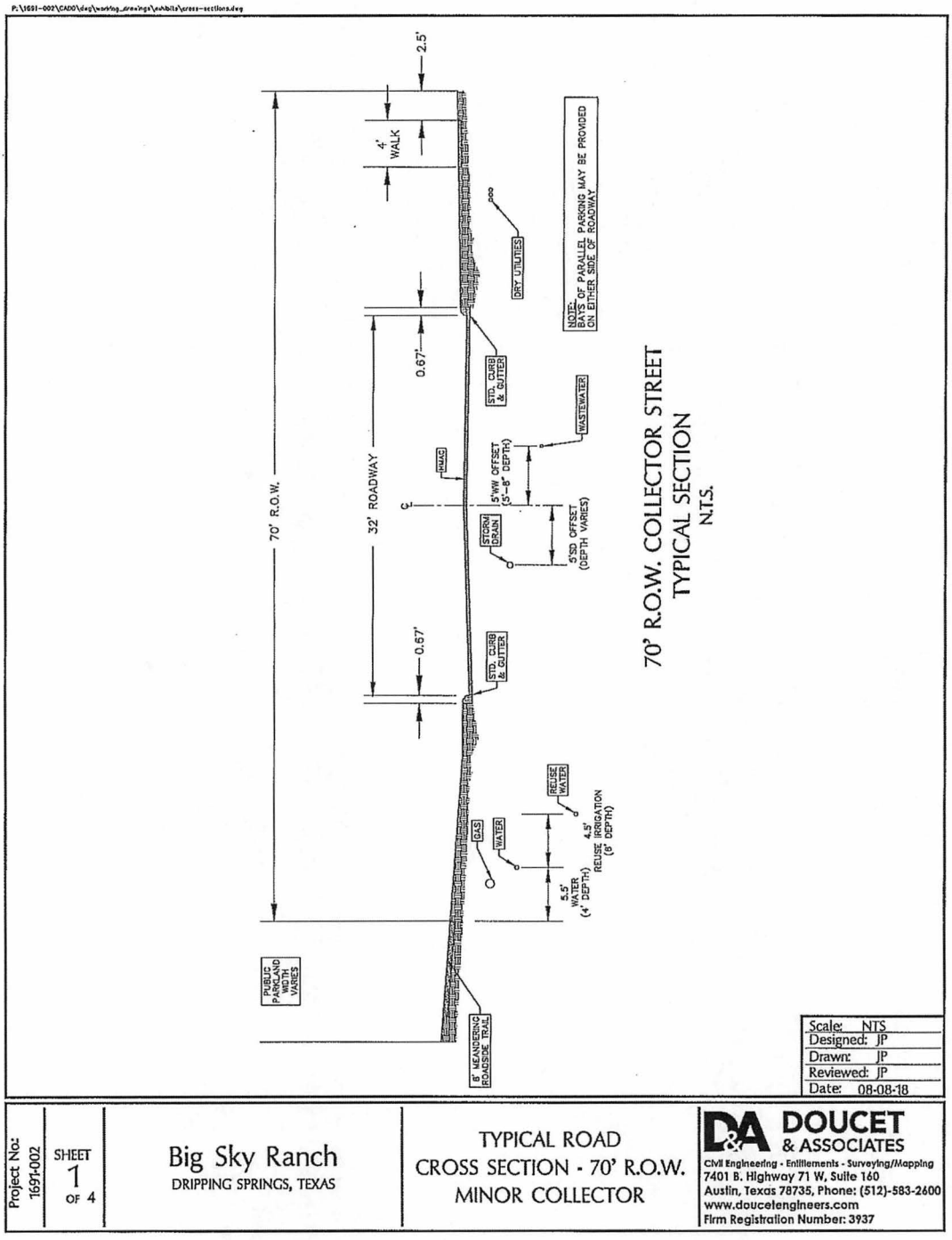
LANDSCAPE BUFFER EXHIBIT
BIG SKY RANCH
DRIPPING SPRINGS, TEXAS

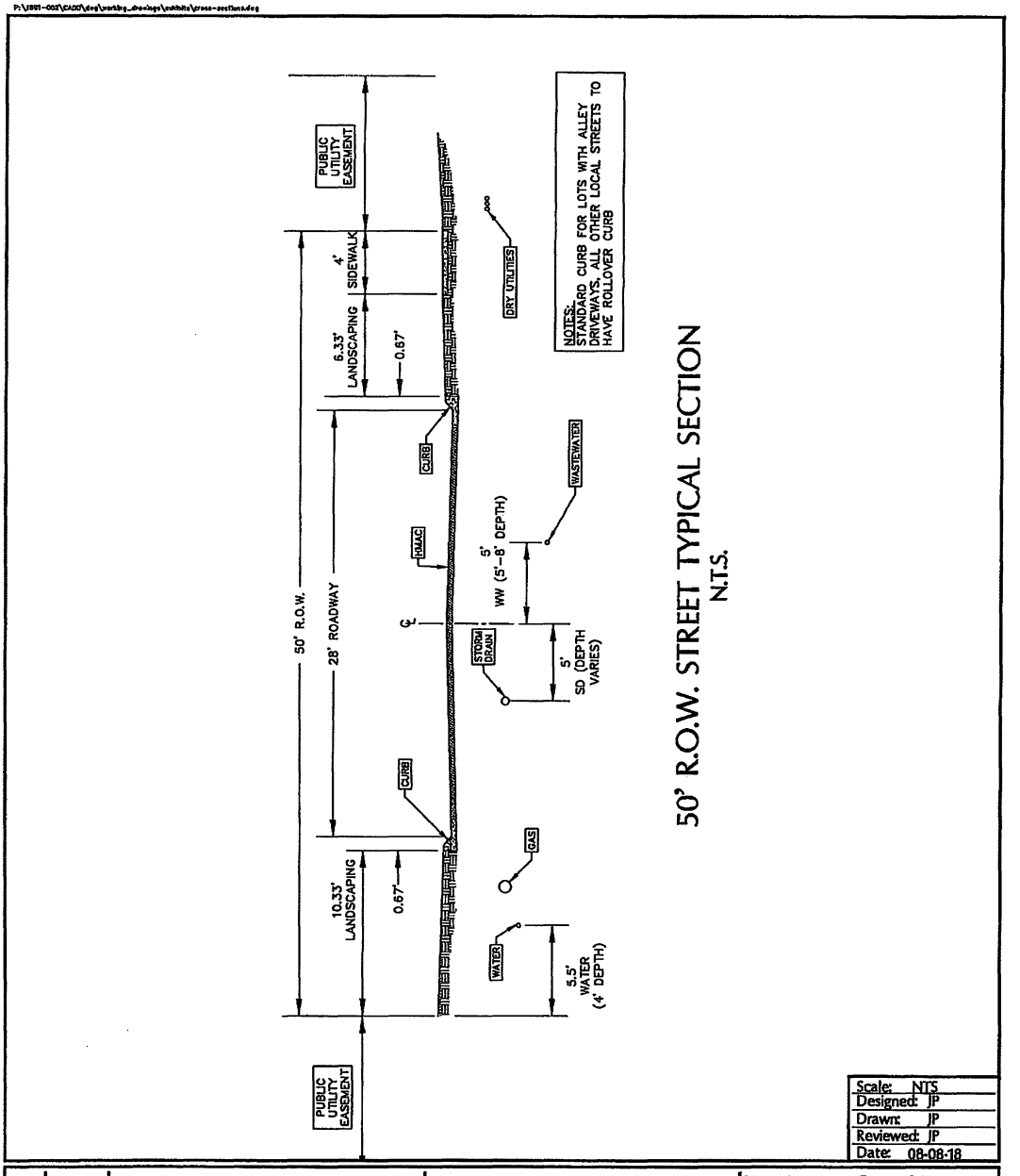
0 10 20 30
North
Scale: 1" = 20'
Date: June 20, 2018

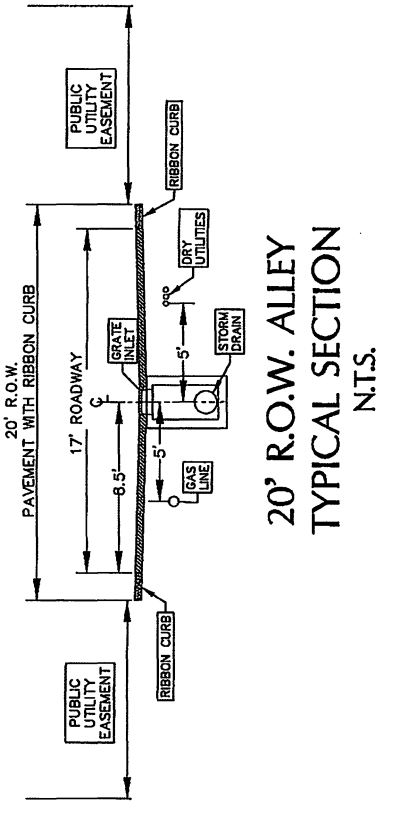
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and

EXHIBIT F

PD Street Standards




PUBLIC UTILITY EASEMENT
4' SIDEWALK
6.33' LANDSCAPING
0.67'
CURB
HMAC
℄
CURB
10.33' LANDSCAPING
0.67'
PUBLIC UTILITY EASEMENT
50' R.O.W.
28' ROADWAY
DRY UTILITIES
WASTEWATER
5' WW (5'-8' DEPTH)
STORM DRAIN
5' SD (DEPTH VARIES)
GAS
WATER
5.5' WATER (4' DEPTH)
NOTES:
STANDARD CURB FOR LOTS WITH ALLEY DRIVEWAYS, ALL OTHER LOCAL STREETS TO HAVE ROLLOVER CURB
50' R.O.W. STREET TYPICAL SECTION
N.T.S.
Scale: NTS
Designed: JP
Drawn: JP
Reviewed: JP
Date: 08-08-18
Project No: 1691-002
SHEET 2 OF 4
Big Sky Ranch
DRIPPING SPRINGS, TEXAS
TYPICAL ROAD CROSS SECTION - 50' R.O.W. RESIDENTIAL STREET
DOUCET & ASSOCIATES
Civil Engineering - Entitlements - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
Firm Registration Number: 3937



20' R.O.W. ALLEY
TYPICAL SECTION
N.T.S.

Scale:	NTS
Designed:	JP
Drawn:	JP
Reviewed:	JP
Date:	08-08-18

Project No: 1691-002

SHEET 3 OF 4

Big Sky Ranch
DRIPPING SPRINGS, TEXAS

TYPICAL ROAD CROSS SECTION - 20' R.O.W. ALLEY

DOUCET & ASSOCIATES
Civil Engineering - Entitlements - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
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Firm Registration Number: 3937

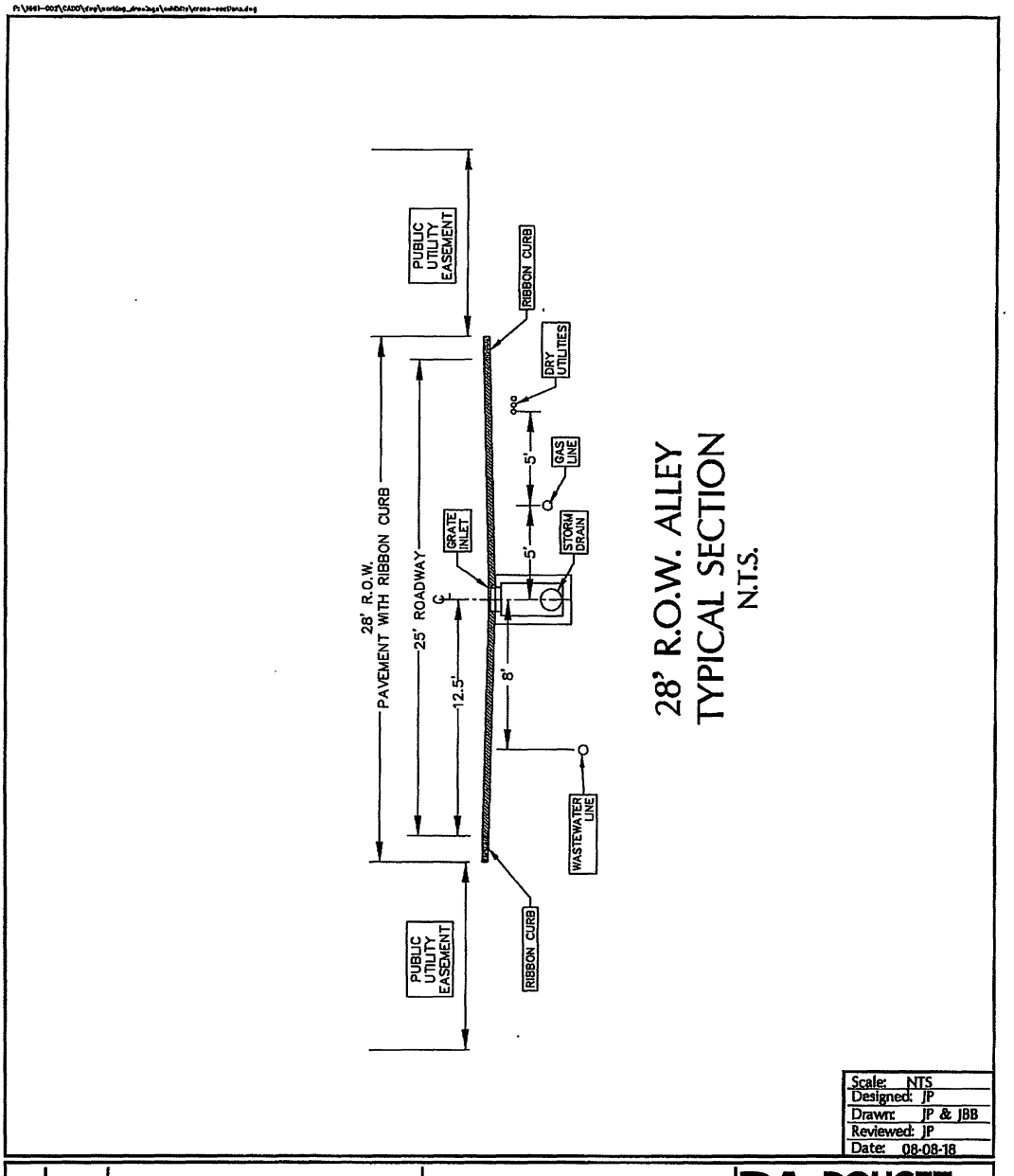

PUBLIC UTILITY EASEMENT
RIBBON CURB
DRY UTILITIES
5'
GAS LINE
5'
GRATE INLET
STORM DRAIN
28' R.O.W.
PAVEMENT WITH RIBBON CURB
25' ROADWAY
12.5'
8'
WASTEWATER LINE
PUBLIC UTILITY EASEMENT
RIBBON CURB
28' R.O.W. ALLEY
TYPICAL SECTION
N.T.S.
Scale: NTS
Designed: JP
Drawn: JP & JBB
Reviewed: JP
Date: 08-08-18
Project No: 1691-002
SHEET 4 OF 4
Big Sky Ranch
DRIPPING SPRINGS, TEXAS
TYPICAL ROAD CROSS SECTION - 28' R.O.W. ALLEY
DOUCET & ASSOCIATES
Civil Engineering - Entitlements - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
Firm Registration Number: 3937

EXHIBIT G

Water Quality Buffer Zones

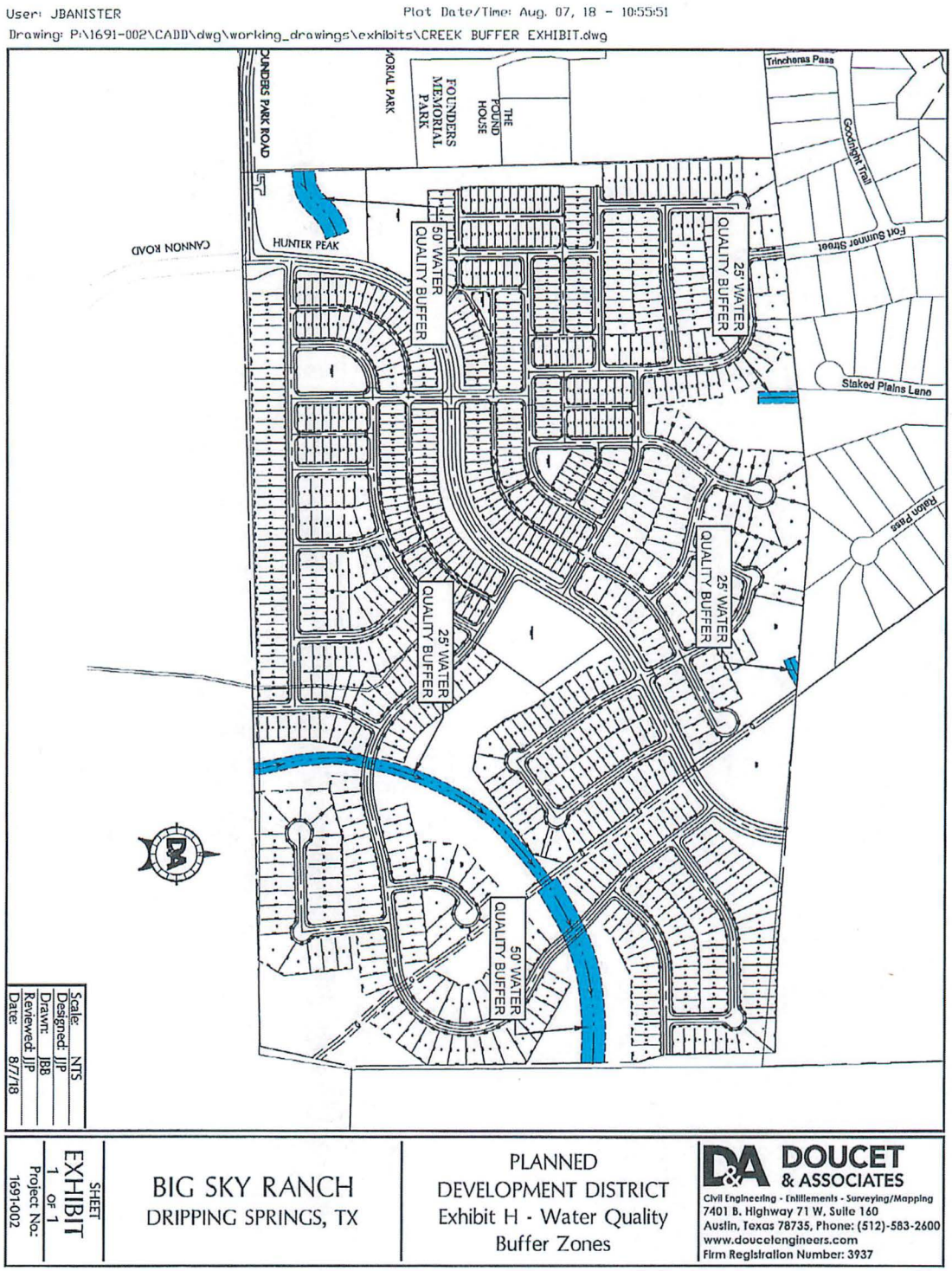
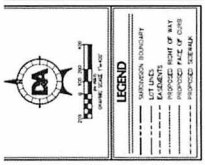


EXHIBIT H

Phasing Plan



RESIDENTIAL LOTS BY PHASE	
PHASE ONE	
RESIDENTIAL LOTS A (34' X 115')	104
RESIDENTIAL LOTS B (45' X 120')	85
RESIDENTIAL LOTS C (60' X 120')	67
TOTAL PHASE ONE	**256**
PHASE TWO	
RESIDENTIAL LOTS A (34' X 115')	130
RESIDENTIAL LOTS B (45' X 120')	58
RESIDENTIAL LOTS C (60' X 120')	0
TOTAL PHASE TWO	**188**
PHASE THREE	
RESIDENTIAL LOTS A (34' X 115')	0
RESIDENTIAL LOTS B (45' X 120')	136
RESIDENTIAL LOTS C (60' X 120')	88
TOTAL PHASE THREE	**224**
PHASE FOUR	
RESIDENTIAL LOTS A (34' X 115')	48
RESIDENTIAL LOTS B (45' X 120')	88
RESIDENTIAL LOTS C (60' X 120')	0
TOTAL PHASE FOUR	**136**
TOTAL	
RESIDENTIAL LOTS A (34' X 115')	282
RESIDENTIAL LOTS B (45' X 120')	367
RESIDENTIAL LOTS C (60' X 120')	155
TOTAL RESIDENTIAL LOTS	**804**

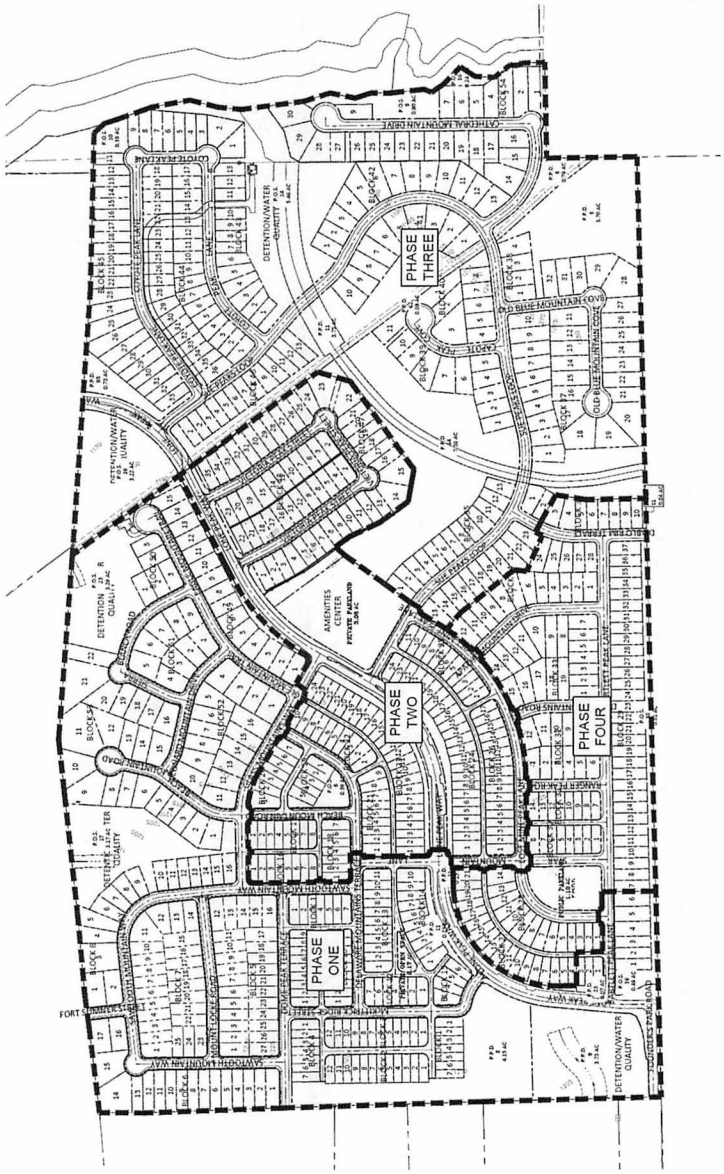

PHASE ONE
PHASE TWO
PHASE THREE
PHASE FOUR
AMENITIES CENTER
DETENTION/WATER QUALITY
CATHEDRAL MOUNTAIN DRIVE
OLD BLUE MOUNTAIN COVE
SWEETFERN LOOP
SWEETFERN PASS
SWEETFERN TERRACE
SWEETFERN WAY
SMOOTH MOUNTAIN WAY
MOUNT LOCKE ROAD
FORT SUMMERLIN ROAD
COYOTE PEAK TRAIL
COYOTE PEAK PASS
COYOTE PEAK TERRACE
COYOTE PEAK WAY
COYOTE PEAK ROAD
COYOTE PEAK COVE
COYOTE PEAK TER
COYOTE PEAK LANE
COYOTE PEAK PARK
COYOTE PEAK PARKWAY
COYOTE PEAK PARKWAY
COYOTE PEAK PARKWAY

EXHIBIT I

PD Uses Chart:

Th uses permited in PDD – 10 are as follows:

- Single-Family Dwelling, Detached;
- Garden Home/Townhome;
- Accessory Bldg/Structure (Residential);
- Home Occupation;
- Swimming Pool, Private;
- Community Center, Private; and
- Those uses listed in the City's zoning ordinance for the GR District or any less intense residential district uses are hereby permitted by right within the Project, and others are designated as requiring a Conditional Use Permit (CUP).

LUCK DESIGN TEAM

9600 Escarpment Blvd., Suite 745-4
Austin, Texas 78789

Date: 05.01.20
Project: Big Sky Ranch Tract 2
City of Dripping Springs
Parkland Dedication Plan

MEMORANDUM

To: Amanda Padilla, City of Dripping Springs Senior Planner

Cc: N/A

This memo serves as follow-up correspondence to the May 1, 2020 review by LUCK Design Team, LLC of the Big Sky Ranch Tract 2 Parkland Dedication Plan submitted April 28, 2020. The original Big Sky Ranch Parkland Dedication Plan was review by the Parks and Recreation Commission in October of 2018.

*** *** ***

After review we have the following observations and recommendations:

1. Tract 2 adds an extra proposed 38 dwelling units to the original 780 proposed LUEs (4.87% increase).

2. 38 dwelling units equate to 1.52 additional dedicated parkland acreage required.

3. As a standalone parkland dedication, 4.5 acres is being provided for Tract 2 in the following breakdown:

   Private parkland: 3.9 acres (50% for private parkland dedication=2.0 acres dedicated).
   Public parkland: 0.6 acres (100% for public parkland dedication=0.6 acres dedicated).
   Total parkland dedication credits provided: 2.6 acres

   The parkland dedication requirements exceed the amount required by ordinance.

4. The addition of Tract 2 does not significantly change the overall parkland distribution of public and private parks that were established in 2018. The additions of the Tract 2 parklands connect to the blocks of parkland proposed and accepted as part of the original parkland dedication.

We recommend approval of the Parkland Dedication Plan as submitted.

Prepared By: Brent Luck

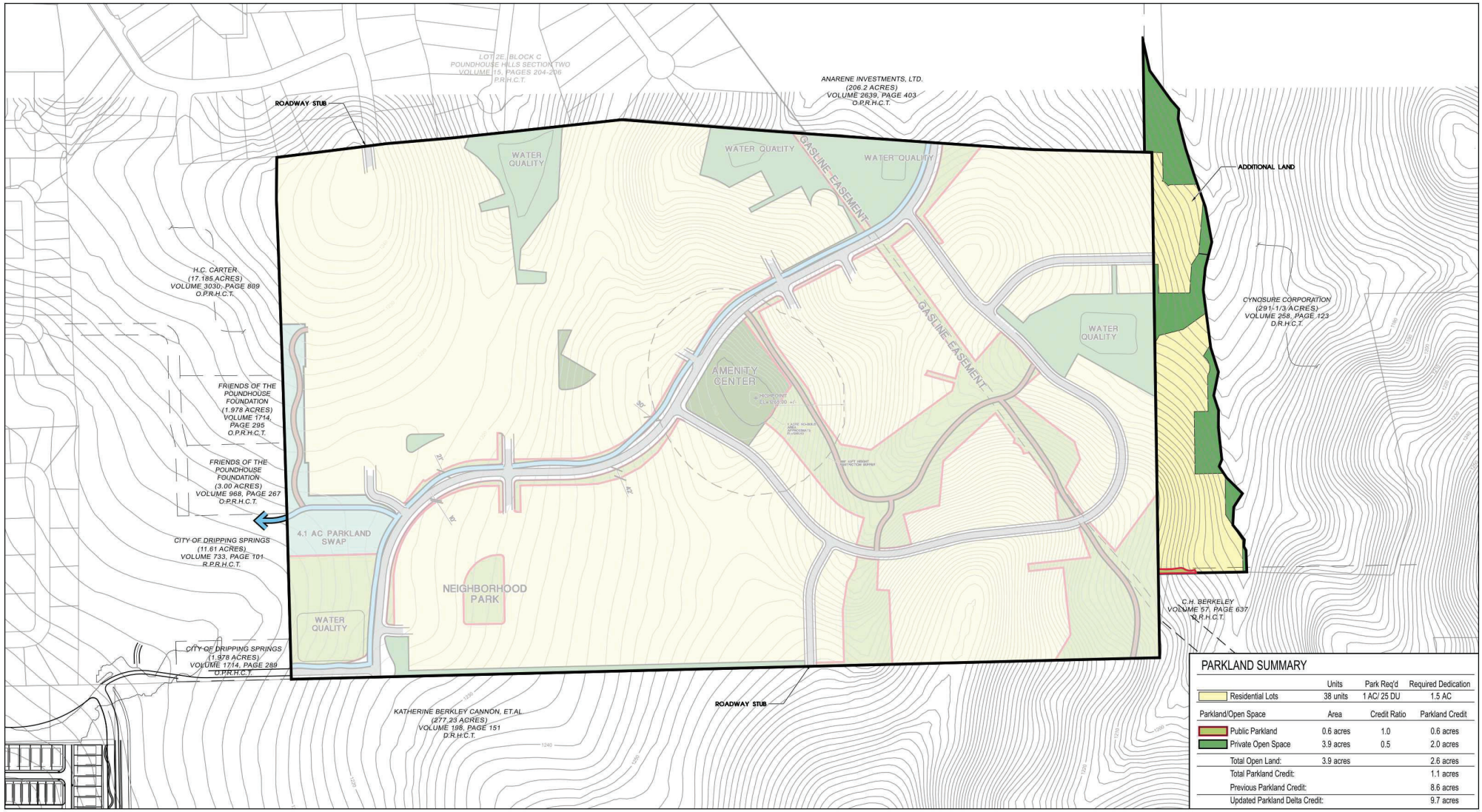
Big Sky Ranch – Dripping Springs, Texas
April 28, 2020

PARKLAND AND OPEN SPACE CALCULATION UPDATES

In 2018, the Big Sky Parkland Plan was submitted and approved by the City of Dripping Springs with an excess of 8.6 acres of dedicated parkland credit. In 2020, an additional 13 acres was added to the Big Sky Ranch master plan. This additional land is providing an additional 38 dwelling units. Per the parkland dedication requirements, the total parkland required for this 13 acre addition is 1.5 acres.

The total amount of dedicated private and public parkland in the new section combined totals 3.9 acres, which equates to a total credit of 2.6 acres. Although there exists an excess of 8.6 acres of parkland from the original Parkland Agreement, the new 13 acre tract is providing enough credit to offset its own parkland requirement and add an additional 1.1 acres to the remaining credit acres. Thus, the community of Big Sky Ranch now is providing an updated delta of 9.7 acres of parkland in excess to what is required per City regulations.

Total Residential Units:	38 units		
Parkland Requirement:	1.5 acres		
Parkland Credit Calculations	**Area**	**Credit**	**Dedication**
Private Uplands Park/Open Space	3.9 acres	50% Credit	2.0 acres
Private Parkland Credit	3.9 acres		2.0 acres
Public Parkland/Open Space	0.6 acres	100% Credit	0.6 acres
Public Parkland Credit	0.6 acres		0.6 acres
Total Parkland/Open Space Area			2.6 acres
Total Parkland Credit:			1.1 acres
Previous Total Parkland Credit			8.6 acres
Updated Parkland Dedication Delta:			**9.7 acres**



PARKLAND SUMMARY

	Units	Park Req'd	Required Dedication
Residential Lots	38 units	1 AC/ 25 DU	1.5 AC
Parkland/Open Space	**Area**	**Credit Ratio**	**Parkland Credit**
Public Parkland	0.6 acres	1.0	0.6 acres
Private Open Space	3.9 acres	0.5	2.0 acres
Total Open Land:	3.9 acres		2.6 acres
Total Parkland Credit:			1.1 acres
Previous Parkland Credit:			8.6 acres
Updated Parkland Delta Credit:			9.7 acres

0 200 400 800

Scale: 1" = 400'

North

Date: April 28, 2020

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

PARKLAND CONTEXT EXHIBIT

BIG SKY RANCH

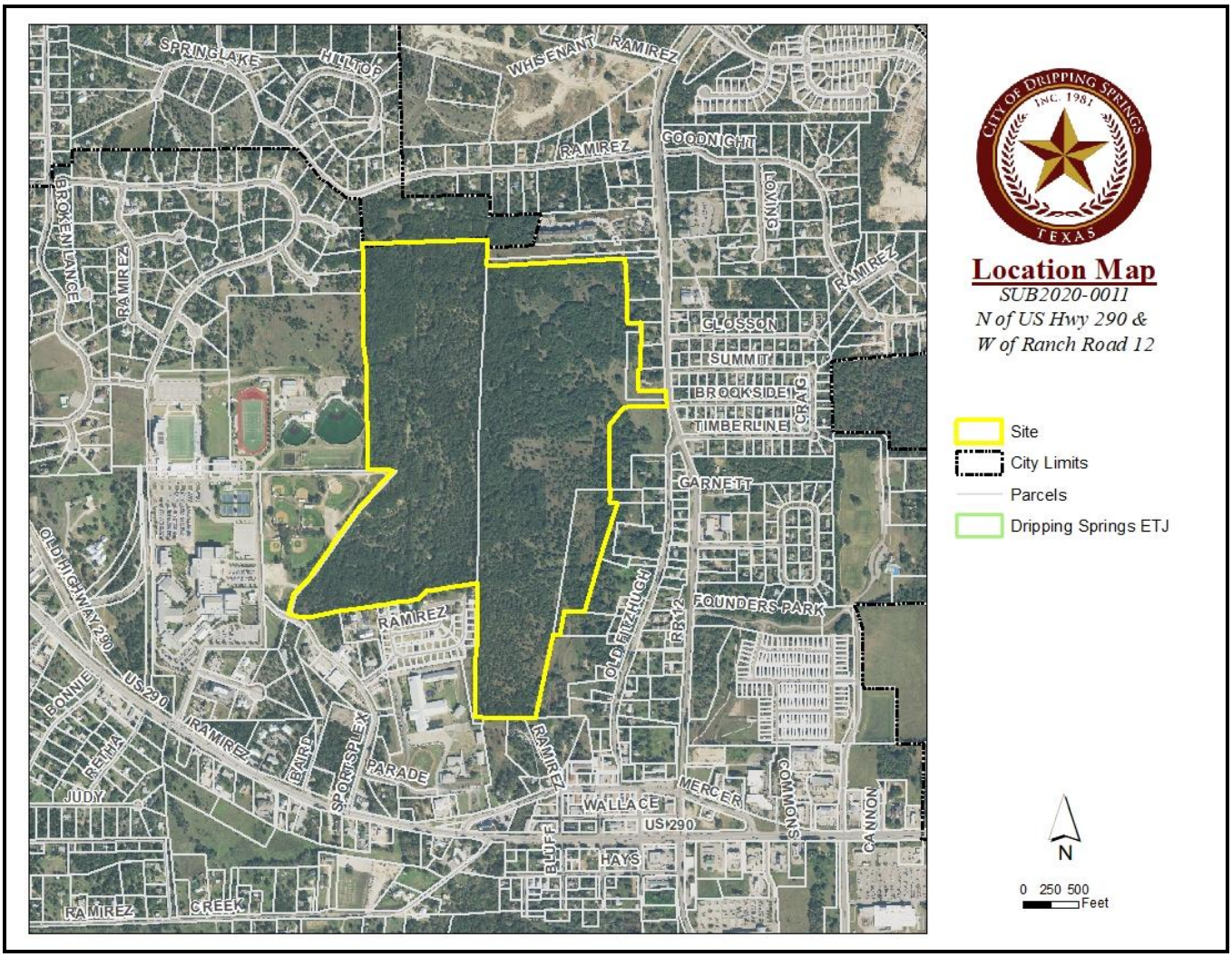
DRIPPING SPRINGS, TEXAS

SHEET FILE: R:\170080-MERI\Cadfiles\PLANNING\Submittals\Parkland Updates_2020.04.27 - Additional Lands\Parkland Addition Map-update_recover.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

Planning and Zoning Commission
Planning Department Staff Report

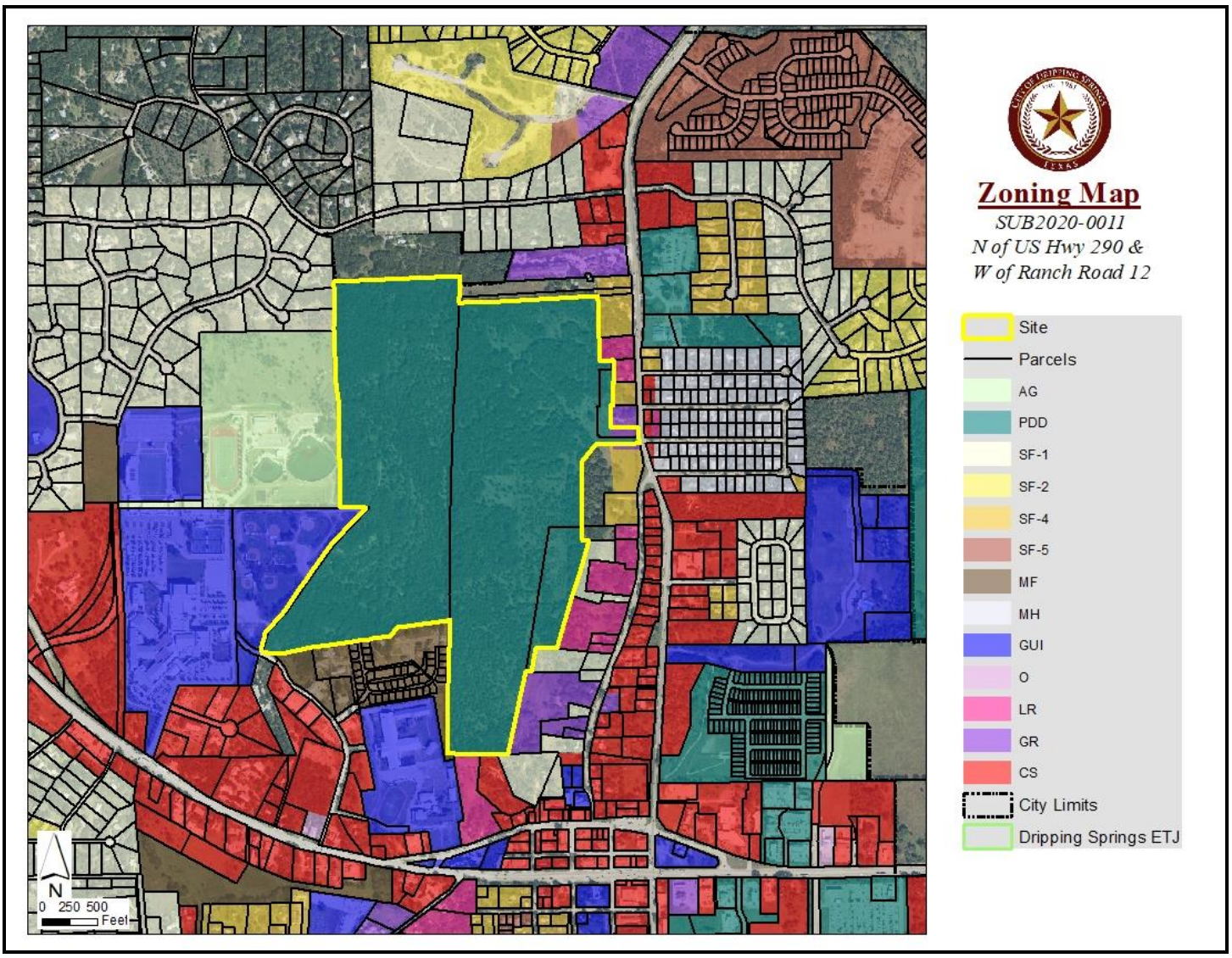
Planning and Zoning Commission Meeting:	September 22, 2020
Project No:	SUB2020-0011
Project Planner:	Amanda Padilla, Senior Planner
Item Details	
Project Name:	Heritage Preliminary Plat
Property Location:	Sportsplex Dr, Dripping Springs Texas
Legal Description:	Being 190.317 Acres of Land out of the Philip Smith Survey, Abstract No. 415, The City of Dripping Springs, Hays County, Texas
Applicant:	Alex Granados, P.E. Kimley-Horn & Associates
Property Owner:	SLF IV- Dripping Springs JV, L.P. & Bob White Investments, LP
Request:	Applicant is requesting to Preliminary Plat 190.317 Acres
Staff Recommendation:	Staff is recommending approval of the plat with the following condition: Construction plans shall not be approved until a TIA is completed and approved



Planning Department Staff Report

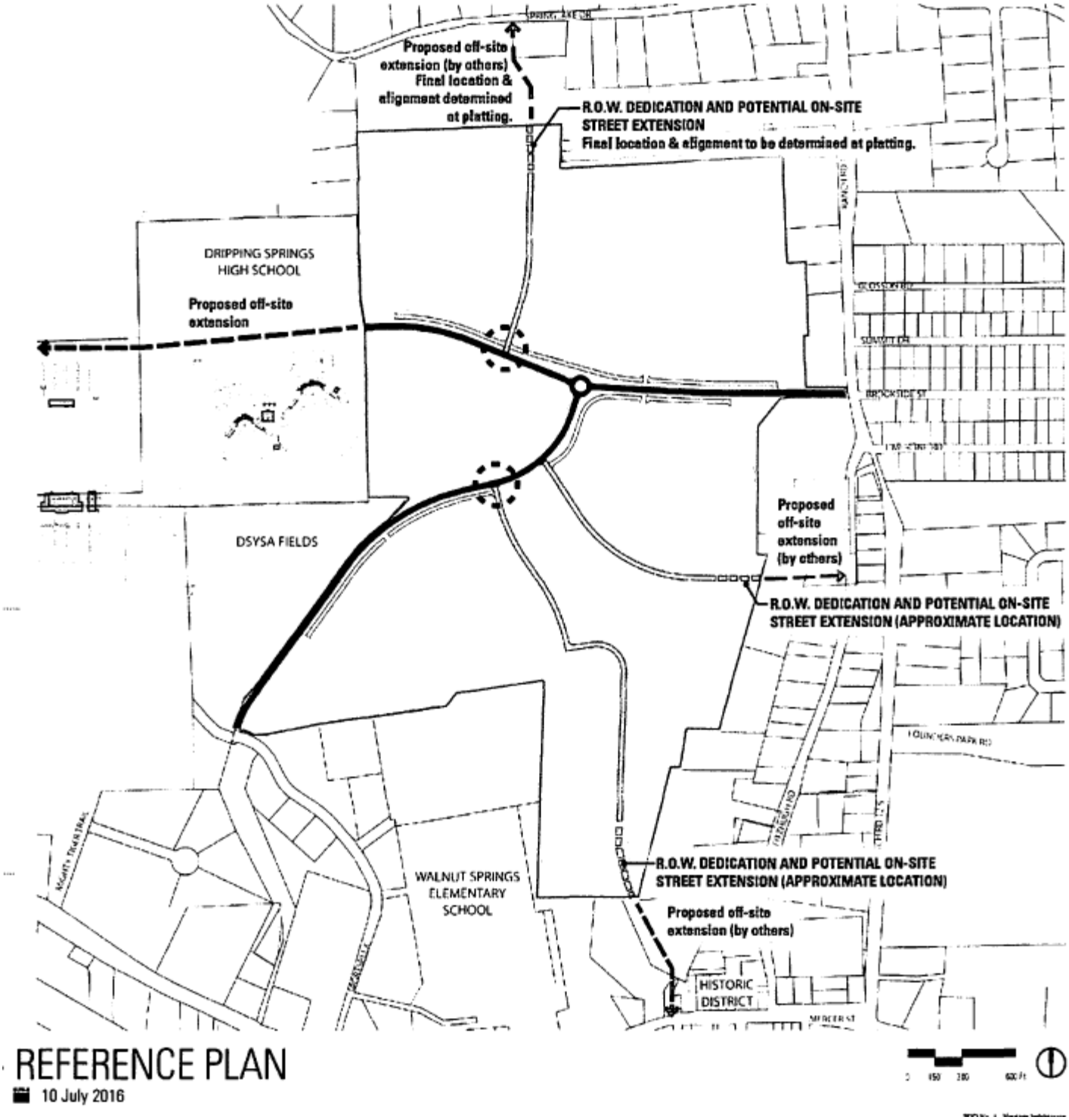
Overview

The applicant is requesting to preliminary plat the subject property that is approximately 190.317 acres. The property is generally located North of US Hwy 290 and West of Ranch Road 12 within the City's City Limits (East of the Dripping Springs High School). The property is zoned Planned Development District 5. The property is currently undeveloped. The project Plans to develop a total of 595 Single Family lots.



The property was annexed and entered into a Development Agreement with the City of Dripping Springs on October 17, 2017. On that same day, the property was rezoned to a Planned Development District (PDD) making the zoning PDD No 5 (See Exhibit 3, for the PDD Ordinance). Within the Planned Development District there is an exhibit, shown below, that shows the required road alignments, this displays the developments points of ingress and egress.

Planning Department Staff Report



The Preliminary Plat would create 601 Lots, the lot breakdown is below:

Planning Department Staff Report

PHASE BREAKDOWN					
USES	**PHASE 1**	**PHASE 2**	**PHASE 3**	**PHASE 4**	**CUMULATIVE**
ACREAGE	37.56	75.6	29.84	47.3	190.3
BLOCKS	9	13	7	6	27
NEW ROADWAY (LF)	9,158	7,143	5077	7861	29,239
RESIDENTIAL LOTS					
35' LOTS	0	6	45	0	51
40' LOTS	12	67	33	0	112
45' LOTS	97	73	60	77	307
50' LOTS	41	12	25	39	117
60' LOTS	8	0	0	0	8
RESIDENTIAL SUBTOTAL	158	158	163	116	595
OPEN SPACE LOTS	1	3			
MULTIFAMILY LOTS	0	0	0	1	1
AMENITY CENTER LOT	0	1	0	0	1
TOTAL LOTS	159	162	163	117	601

Heritage Preliminary Plat utility providers are listed below:

Gas- SI Energy

Wastewater- City of Dripping Springs

Water – Dripping Springs Water Supply Corporation

Electric- Pedernales Electric Cooperative

On July 14, 2020, the parkland dedication was approved at the City Council Regular meeting (Exhibit 4). On September 16, 2020 a minor change to the preliminary Plat was approved [Exhibit 5.]

Recommendation:

Staff is recommending *approval of the plat with the following condition*:

Construction plans shall not be approved until a TIA is completed and approved.

The property is within a Planned Development District and a Development Agreement, once all comments have been met the proposed plat will be consistent and comply with the development standards set forth in the Development Agreement and City Ordinances. The Heritage Development also has an Offsite Road and Trail Agreement and a Wastewater Service and Impact Agreement they will need to comply with.

Public Notification

Signs were posted on the-site, notice was placed on the City Website.

Meetings Schedule

June 23, 2020 Planning and Zoning Commission – Denied with Outstanding Comments

July 28, 2020 Planning and Zoning Commission – Denied with Outstanding Comments

Planning Department Staff Report

September 22, 2020 Planning and Zoning Commission

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – resubmitted Preliminary Plan

Exhibit 3 – Planned Development District No 5 Ordinance

Exhibit 4 – Parkland Dedication Approved

Exhibit 5 – Preliminary Plat Minor Change

Recommended Action	Approve the Plat with Conditions.
Alternatives/Options	Deny Plat with the outstanding comments
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A

CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

PRELIMINARY PLAT APPLICATION

Case Number (staff use only): _____-____

MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION	PRE-APPLICATION CONFERENCE
DATE: _____	DATE: 3/26/2020
☐ NOT SCHEDULED	☐ NOT SCHEDULED

CONTACT INFORMATION

APPLICANT NAME Alex Granados, P.E.

COMPANY KIMLEY-HORN & ASSOCIATES

STREET ADDRESS 10814 JOLLYVILLE ROAD BLDG IV STE 200

CITY AUSTIN STATE TEXAS ZIP CODE 78759

PHONE 5127820602 EMAIL ALEX.GRANADOS@KIMLEY-HORN.COM

OWNER NAME Richard Frapart

COMPANY SLF IV - DRIPPING SPRINGS JV, L.P.

STREET ADDRESS 5959 SHERRY LANE, STE 800

CITY DALLAS STATE TEXAS ZIP CODE 75225

PHONE 214 239 2363 EMAIL RFRAPART@STRATFORDLAND.COM

CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

PRELIMINARY PLAT APPLICATION

Case Number (staff use only): _____-____

MEETINGS REQUIRED
(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION	PRE-APPLICATION CONFERENCE
DATE: _____	DATE: 3/26/2020
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CONTACT INFORMATION

APPLICANT NAME Alex Granados, P.E.

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STREET ADDRESS 10814 JOLLYVILLE ROAD BLDG IV STE 200

CITY AUSTIN STATE TEXAS ZIP CODE 78759

PHONE 5127820602 EMAIL ALEX.GRANADOS@KIMLEY-HORN.COM

OWNER NAME _____

COMPANY BOB WHITE INVESTMENTS, LP

STREET ADDRESS 1220 WHY 290

CITY DRIPPING SPRINGS STATE TEXAS ZIP CODE 78620

PHONE _____ EMAIL _____

PROPERTY INFORMATION	
PROPERTY OWNER NAME	SLF-IV DRIPPING SPRINGS JV, L.P.
PROPERTY ADDRESS	SPORTSPLEX DRIVE, DRIPPING SPRINGS, TX
CURRENT LEGAL DESCRIPTION	BEING 190.317 ACRES OF LAND OUT OF THE PHILIP SMITH SURVEY, ABSTRACT NO. 415, THE CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS.
TAX ID #	144278,92197,17780,156414
LOCATED IN	☑ City Limits ☐ Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	190.317
SCHOOL DISTRICT	DSISD
ESD DISTRICT(S)	NO. 2
ZONING/PDD/OVERLAY	PDD NO. 5 HERITAGE SUBDIVISION
EXISTING ROAD FRONTAGE	☐ Private Name: RANCH ROAD 12 ☑ State Name: SPORTSPLEX DRIVE ☑ City/County (public) Name:
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	☑ Yes (see attached) ☐ Not Applicable Development Agreement Name: PDD NO. 5

ENVIRONMENTAL INFORMATION	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	☐ YES ☑ NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	☐ YES ☑ NO
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	☐ YES ☑ NO

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	HERITAGE
TOTAL ACREAGE OF DEVELOPMENT	190.317
TOTAL NUMBER OF LOTS	608
AVERAGE SIZE OF LOTS	0.313 AC
INTENDED USE OF LOTS	☑ RESIDENTIAL ☑ COMMERCIAL ☐ INDUSTRIAL/OTHER:_____
# OF LOTS PER USE	RESIDENTIAL: 595 COMMERCIAL: 1 INDUSTRIAL:_____
ACREAGE PER USE	RESIDENTIAL: 147.33 COMMERCIAL: 0.51 INDUSTRIAL:_____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: 29,576 PRIVATE:_____
ANTICIPATED WASTEWATER SYSTEM	☐ CONVENTIONAL SEPTIC SYSTEM ☐ CLASS I (AEROBIC) PERMITTED SYSTEM ☑ PUBLIC SEWER
WATER SOURCES	**SURFACE WATER** ☑ PUBLIC WATER SUPPLY ☐ RAIN WATER **GROUND WATER*** ☐ PUBLIC WELL ☐ SHARED WELL ☐ PUBLIC WATER SUPPLY

*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:

HAYS-TRINITY GCD NOTIFIED? ☐ YES ☑ NO

COMMENTS: _____

TITLE: _____ **SIGNATURE:** _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Corp

☑ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): AT&T

☑ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE

WATER PROVIDER NAME (if applicable): Dripping Springs WSC

☑ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): City of Dripping Springs

☑ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE

GAS PROVIDER NAME (if applicable): SI Energy

☑ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE

PARKLAND DEDICATION?	AGRICULTURE FACILITIES (FINAL PLAT)?
☑ YES ☐ NOT APPLICABLE	☐ YES ☑ NOT APPLICABLE

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

*If proposed subdivision is in the City Limits, compliance with the Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement, or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (see Outdoor Lighting tab on the city's website at www.cityofdrippingsprings.com and online Lighting Ordinance under the Code of Ordinances tab for more information).

☑ YES (REQUIRED) ☐ YES (VOLUNTARY*) ☐ NO

APPLICANT'S SIGNATURE

*Note: An additional signature is required on page 7 of the application verifying completeness. Applications should be submitted **only** when all required information is included in the submittal.*

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below, or consent must be attached (If a corporation, please list title, and name of corporation.)

Alex Granados

Applicant Name

Alejandro E. [illegible]

Applicant Signature

05/11/2020

Date

Bethel Solomon

Notary

05-11-2020

Date

Notary Stamp Here

BETHEL SOLOMON NOTARY PUBLIC STATE OF TEXAS ID 131173772 EXP. 06-15-2021

Property Owner Name

See Signature Addendum Attached

Property Owner Signature

Date

Signature Addendum to Preliminary Plat Application
Authorizing Kimley-Horn & Assoc. to Make Application on Behalf of Owner
Proposed Heritage Subdivision
Dripping Springs, TX

Kimley-Horn & Associates is hereby authorized to act as Applicant on behalf of the undersigned Property Owner for the purpose of submitting and processing of the Preliminary Plat for the proposed Heritage subdivision in Dripping Springs, Texas.

SLF IV – DRIPPING SPRINGS JV, L.P.
a Texas limited partnership

By: SLF IV Property GP, LLC,
a Texas limited liability company,
its General Partner

By: Stratford Land Fund IV, L.P.
a Delaware limited partnership,
its Co-Managing Member

By: Stratford Fund IV GP, LLC,
A Texas limited liability company,
its General Partner

By: Richard Frapart Date: 5/8/2020
Name: Richard Frapart
Title: Vice President

APPLICANT'S SIGNATURE

*Note: An additional signature is required on page 7 of the application verifying completeness. Applications should be submitted **only** when all required information is included in the submittal.*

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below, or consent must be attached (If a corporation, please list title, and name of corporation.)

Alex Granados

Applicant Name

5/11/2020

Applicant Signature — Date

Bethel Solomon — 05/11/20

Notary — Date

Notary Stamp Here

BETHEL SOLOMON NOTARY PUBLIC STATE OF TEXAS ID 131173772 EXP. 06-15-2021

Property Owner Name

Missy Atwood as agent for Bob White Investments, LP — 5-8-20

Property Owner Signature — Date

All required items and information (including all applicable below listed exhibits and fees) must be received by the City for an application and request to be considered complete. Incomplete submissions will not be deemed filed and complete. By signing below, I acknowledge that I have read through and met all requirements for a complete submittal:

Applicants Signature: _____ **Date:** 05/11/2020

For projects within the ETJ, per the City of Dripping Springs Interlocal Cooperation Agreement with Hays County, a county subdivision application must also be submitted for review to the City. Fees for Hays County shall also be paid. The City will forward the application and Hays County Fees to the County.

PRELIMINARY PLAT CHECKLIST
Subdivision Ordinance, Section 4

STAFF	APPLICANT	
☐	☑	Completed application form – including all required notarized signatures
☐	☑	Application fee (refer to Fee Schedule)
☐	☑	Digital Copies/PDF of all submitted items – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
☐	☑	Digital Data (GIS) of Subdivision
☐	☐	County Application Submittal – proof of online submission (if applicable)
☐	☑	ESD No. 6 Application (if applicable)
☐	☑	$240 Fee for ESD No. 6 Application (if applicable)
☐	☑	Billing Contract Form
☐	☑	Engineer's Summary Report
☐	☑	Preliminary Drainage Study
☐	☑	Preliminary Plats (1 Copy required – 11 x 17)
☐	☑	Tax Certificates – verifying that property taxes are current
☐	☑	Copy of Notice Letter to the School District – notifying of preliminary submittal
☐	☑	Outdoor Lighting Ordinance Compliance Agreement
☐	☑	Development Agreement/PDD (If applicable)
☐	☑	Utility Service Provider "Will Serve" Letters
☐	☐	Documentation showing approval of driveway locations (TxDOT, County,)
☐	☐	Documentation showing Hays County 911 addressing approval (if applicable)

☐	☑	Parkland Dedication Submittal (narrative, fees)
☐	☑	$25 Public Notice Sign Fee
☐	☑	ITE Trip Generation Report, or if required; a Traffic Impact Analysis
☐	☑	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(I)(4)]
☐	☐	OSSF Facility Planning Report or approved OSSF permit *(if applicable)*
☐	☐	Hays Trinity Groundwater Conservation District approval of water well (*if applicable*)
☐	☐	Preliminary Conference Form signed by City Staff
PRELIMINARY PLAT INFORMATION REQUIREMENTS		
☐	☑	A vicinity, or location, map that shows the location of the proposed Preliminary Plat within the City (or within its ETJ) and in relationship to existing roadways.
☐	☑	Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and streets (including right-of-way widths), bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the City Engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or Unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown.
☐	☑	The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information.
☐	☑	The location, widths and names of all streets, alleys and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with the application form) for all new street names (street name approval is required at the time the Preliminary Plat is approved)

☐	☑	The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information), buildings, existing sewer or water mains (can be shown on a separate sheet, if preferred), gas mains or other underground structures, or other existing features within the area proposed for subdivision;
☐	☑	Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers) proposed use of same; for nonresidential uses, the location and size of buildings, existing and proposed. This information shall be provided on a separate sheet, such as on a concept plan or the final site plan.
☐	☑	All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.
☐	☑	Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities
☐	☑	Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data
☐	☑	Contours with intervals of two feet (2') or less shown for the area, with all elevations on the contour map referenced to sea level datum; and the limits of any portion of the 100-year floodplain (pursuant to the flood study, if required by the City Engineer) that may be within or adjacent to (i.e., within 100 feet of) the property (final monumentation of the floodplain shall occur, and shall be shown, on the final plat prior to approval and filing at the County) - if no floodplain is present, then a note stating this shall be shown on the plat
☐	☑	Areas contributing drainage to the proposed subdivision shall be shown in the drainage study and construction plans; locations proposed for drainage discharge from the site shall be shown by directional arrows.
☐	☑	All physical features of the property to be subdivided shall be shown, including: - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and

		- Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - All critical environmental features (CEFs) such as karsts, springs, sinkholes, caves, etc., to be located and documentation to be signed and certified by a geologist. All CEF to have a minimum setback of 150'. All designated wetlands to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species. Applicant to include a slope map identifying the breakdown of all lands in categories from 0% to 15 slope, 15 to 30 slope, and over 30% slope; and - Ravines; and - Bridges; and - Culverts; and - Existing structures; and - Drainage area in acres or area draining into subdivisions (to be included in drainage study and construction plans); and - Outline of major wooded areas or the location of major or important individual trees (excluding Cedar Trees) with trunk diameters exceeding twelve inches (12") measured four feet (4') above the ground, and other features pertinent to subdivision; is defined in the City's Technical Construction Standards and Specifications, and the City's Landscape Ordinance.
☐	☑	Provide notes identifying the following: • Owner responsible for operation and maintenance of stormwater facilities. • Owner/operator of water and wastewater utilities. • Owner/operator of roadway facilities
☐	☑	Schematic Engineering plans of water and sewer lines and other infrastructure (including sizes) to be constructed in the subdivision; the proposed connections to distribution mains shall be indicated

☐	☑	Proposed phasing of the development: Where a subdivision is proposed to occur in phases, the applicant, in conjunction with submission of the Preliminary Plat, shall provide a schedule of development, the dedication of rights-of-way for streets and street improvements, whether on-site or off-site, intended to serve each proposed phase of the subdivision. The City Engineer shall determine whether the proposed streets and street improvements are adequate pursuant to standards herein established, and may require that a traffic impact analysis be submitted for the entire project or for such phases as the City Engineer determines to be necessary to adjudge whether the subdivision will be served by adequate streets and thoroughfares.
☐	☑	All Preliminary Plats shall be submitted in a legible format that complies with Hays County requirements for the filing of plats.
☐	☑	Existing zoning of the subject property and all adjacent properties if within the city limits.
☐	☑	Construction Traffic Plan showing proposed routes for construction vehicle traffic and points of ingress and egress of such vehicles during construction; temporary construction easement approvals if needed, this shall be sealed by a registered engineer
☐	☑	Certificates and other language shall be included on the plat, pursuant to the following Subsections: A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant. - A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant. - An accurate legal, such as by metes and bounds, description by bearings and distances (including necessary curve and line data), accurate to the nearest one hundredth of a foot, for all boundary, block and lot lines, with descriptions correlated to a permanent survey monument. - The registered professional land surveyor's certificate, with a place for his or her signature and notarization of his or her signature. - A place for plat approval signature of the Chair or Vice Chair, in the Chair's absence) of the Planning and Zoning Commission, a place for the City Secretary to attest such signature, and the approval dates by Planning and Zoning Commission. - Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:
☐	☑	If any amount of surface water is to be used by the subject property, the Applicant must provide documentation to the City establishing that the Applicant has notified the following entities of the Applicant's plans for the

		project: Lower Colorado River Authority (LCRA), and the United States Fish and Wildlife Service (USFWS).

NARRATIVE OF COMPLIANCE	
A written narrative describing how all portions of the subdivision meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant.	
Outdoor Lighting, Article 24.06	Development will comply with Ourdoor Lighting ordinance as required.
Parkland Dedication, Article 28.03	Development will comply with parkland dedication as required within the PDD No. 5 agreement.
Landscaping and Tree Preservation, Article 28.06	Development will comply with Landscaping and Tree preservation requirements as required within the PDD No. 5 agreement.

Subdivision, 28.02, Exhibit A	This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable). All proposed water quality, drainage, stormwater, and fire code will comply with the subdivision Ordinance. Only the modifications listed in Exhibit G from the PDD No.5 will be variations from those listed in Subdivision Ordinance.
Zoning, Article 30.02, Exhibit A	Development will comply with zoning as outlined in the PDD No.5

PRELIMINARY PLAN
FOR
HERITAGE
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS

ENGINEER

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200 Tel. No. (512) 418-1771
AUSTIN, TEXAS 78759 Fax No. (512) 418-1791
CERTIFICATE OF REGISTRATION #928
CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

OWNER/DEVELOPER

SLF IV DRIPPING SPRINGS, LP
5949 SHERRY LANE; SUITE 800
DALLAS, TX 75225
TEL: (214) 239-2373
CONTACT: OCIE VEST

BOB WHITE INVESTMENTS, LP
1220 HWY 290
DRIPPING SPRINGS, TX 78620
TEL:
CONTACT:

WATERSHED STATUS

THIS SITE IS LOCATED IN THE ONION CREEK WATERSHED

FLOODPLAIN INFORMATION

NO LOTS WITHIN THIS SUBDIVISION ARE ENCROACHED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP NUMBER 48209C0105F DATED SEPTEMBER 9,2005

LEGAL DESCRIPTION

BEING 190.315 ACRES OF LAND OUT OF THE PHILIP SMITH SURVEY, ABSTRACT NO. 415, THE CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS.

JOHN G. MOSIER, R.P.L.S.
TEXAS REGISTRATION NO. 10193973
KIMLEY HORN AND ASSOCIATES, INC.

THE STATE OF TEXAS §
THE COUNTY OF _____ §

KNOWN ALL MEN BY THESE PRESENTS THAT SLF IV DRIPPING SPRINGS, LP, OWNERS OF 188.130 ACRES OF LAND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO SLF IV DRIPPING SPRINGS, LP BY DEED OF RECORD IN VOLUME 5095, PAGE 632, VOLUME 5095, PAGE 643, VOLUME 5095, PAGE 659, AND DOCUMENT NUMBER 17023698 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY SUBDIVIDE 188.130 ACRE TRACT TO BE KNOWN AS:

HERITAGE

IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2020, A.D.

OCIE VEST
SLF IV DRIPPING SPRINGS, LP
5949 SHERRY LANE; SUITE 1750
DALLAS, TX 75225

_____
OCIE VEST

THE STATE OF TEXAS §
THE COUNTY OF _____ §

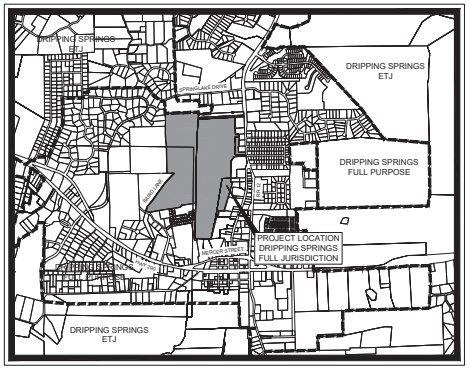
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OCIE VEST, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND THE CAPACITY THEREIN STATED.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2020, A.D.

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

_____ MY COMMISSION EXPIRES ON _____.
PRINTED NAME OF NOTARY

THE STATE OF TEXAS §
THE COUNTY OF _____ §



VICINITY MAP
SCALE: 1" = 2,000'

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

AUGUST 2020

THE STATE OF TEXAS §
THE COUNTY OF HAYS §

KNOWN ALL MEN BY THESE PRESENTS THAT BOB WHITE INVESTMENTS, LP, OWNERS OF 2.19 ACRES OF LAND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO BOB WHITE INVESTMENTS, LP BY DEED OF RECORD IN VOLUME 5129, PAGE 101 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY SUBDIVIDE 2.19 ACRE TRACT TO BE KNOWN AS:

HERITAGE

IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2020, A.D.

_____
BOB WHITE INVESTMENTS, LP
1220 HWY 290
DRIPPING SPRINGS, TX 78620

_____

THE STATE OF TEXAS §
THE COUNTY OF _____ §

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 ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND THE CAPACITY THEREIN STATED.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2020, A.D.

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

_____ MY COMMISSION EXPIRES ON _____.
PRINTED NAME OF NOTARY

THE STATE OF TEXAS §
THE COUNTY OF _____ §

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	TITLE SURVEY
3	OVERALL PRELIMINARY PLAN
4	PRELIMINARY PLAN (SHEET 1 OF 4)
5	PRELIMINARY PLAN (SHEET 2 OF 4)
6	PRELIMINARY PLAN (SHEET 3 OF 4)
7	PRELIMINARY PLAN (SHEET 4 OF 4)
8	LOT & CURVE TABLES
9	LOT & CURVE TABLES (SHEET 2 OF 2)
10	EXISITNG TREE PLAN (SHEET 1 OF 4)
11	EXISTING TREE PLAN (SHEET 2 OF 4)
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13	EXISTING TREE PLAN (SHEET 4 OF 4)
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15	TREE LIST (2 OF 3)
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18	PROPOSED DRAINAGE AREA MAP
19	INLET DRAINAGE AREA MAP (1 OF 4)
20	INLET DRAINAGE AREA MAP (2 OF 4)
21	INLET DRAINAGE AREA MAP (3 OF 4)
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23	INLET CALCULATIONS
24	OVERALL WATER QUALITY PLAN
25	WATER QUALITY CALCULATIONS
26	OVERALL STORMSEWER PLAN
27	STORMSEWER PLAN (SHEET 1 OF 4)
28	STORMSEWER PLAN (SHEET 2 OF 4)
29	STORMSEWER PLAN (SHEET 3 OF 4)
30	STORMSEWER PLAN (SHEET 4 OF 4)
31	OVERALL WATER & WASTEWATER PLAN
32	WATER & WASTEWATER PLAN (SHEET 1 OF 4)
33	WATER & WASTEWATER PLAN (SHEET 2 OF 4)
34	WATER & WASTEWATER PLAN (SHEET 3 OF 4)
35	WATER & WASTEWATER PLAN (SHEET 4 OF 4)
36	OVERALL LIGHTING PLAN (SHEET 1 OF 4)
37	OVERALL LIGHTING PLAN (SHEET 2 OF 4)
38	OVERALL LIGHTING PLAN (SHEET 3 OF 4)
39	OVERALL LIGHTING PLAN (SHEET 4 OF 4)
40	CONSTRUCTION TRAFFIC PLAN
41	PARK PEDESTRIAN PATH PLAN

APPROVALS

_____ _____
CITY SECRETARY, CITY OF DRIPPING SPRINGS, TEXAS DATE

_____ _____
ESD #6 DATE

_____ _____
PLANNING AND ZONING CHAIR OR VICE CHAIR DATE

No.	REVISIONS	DATE	BY

Kimley»Horn
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10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

08/10/2020
ALEJANDRO E. GRANADOS RICO
130084
LICENSED PROFESSIONAL ENGINEER

KHA PROJECT 067783117
DATE AUGUST 2020
SCALE: AS SHOWN
DESIGNED BY: AGD
DRAWN BY: RRJ
CHECKED BY: AEG

COVER SHEET

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET NUMBER
1

HERITAGE - PRELIMINARY
KHA PROJECT NO. 067783117
CIVIL CONSTRUCTION PLANS

Plotted By:Gordon, Ashley Date:August 10, 2020 05:26:34pm File Path:K:\AUS_Civil\067783117-Heritage-Mi Homes\PRELIMINARY\Civil\PlanSheets\C-Cover Sheet.dwg
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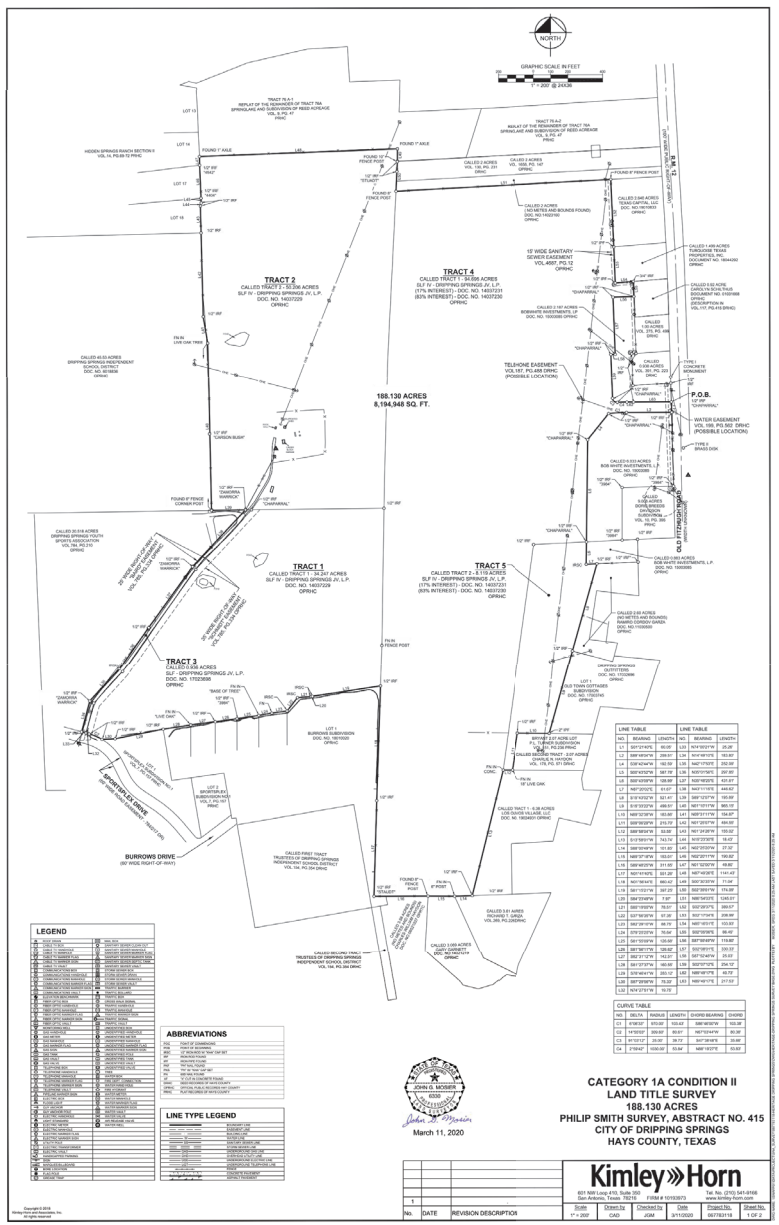
NORTH
GRAPHIC SCALE IN FEET
1" = 200' @ 24X36
TRACT 1
CALLED TRACT 1 - 34.247 ACRES
SLF IV - DRIPPING SPRINGS JV, L.P.
DOC. NO. 14037229
OPRHC
TRACT 2
CALLED TRACT 2 - 50.094 ACRES
SLF IV - DRIPPING SPRINGS JV, L.P.
DOC. NO. 14037229
OPRHC
TRACT 3
CALLED 13.436 ACRES
SLF - DRIPPING SPRINGS JV, L.P.
DOC. NO. 17023656
OPRHC
TRACT 4
CALLED TRACT 1 - 94.696 ACRES
SLF IV - DRIPPING SPRINGS JV, L.P.
(17% INTEREST) - DOC. NO. 14037231
(83% INTEREST) - DOC. NO. 14037230
OPRHC
TRACT 5
CALLED TRACT 2 - 8.119 ACRES
SLF IV - DRIPPING SPRINGS JV, L.P.
(17% INTEREST) - DOC. NO. 14037231
(83% INTEREST) - DOC. NO. 14037230
OPRHC
188.130 ACRES
8,194,948 SQ. FT.
P.O.B.
"CHAPARRAL"
WATER EASEMENT
VOL. 1191, PG. 502 DRHC
(POSSIBLE LOCATION)
TELEPHONE EASEMENT
VOL 197, PG.488 DRHC
(POSSIBLE LOCATION)
OLD FITZHUGH ROAD
(PUBLIC ACCESS)
BURROWS DRIVE
(80' WIDE RIGHT-OF-WAY)
LOT 1
BURROWS SUBDIVISION
DOC. NO. 18010500
OPRHC
LOT 2
SPOTTER #1
SUBDIVISION NO 2
DOC. NO.
OPRHC
LOT 1
OLD TOWN COTTAGES
SUBDIVISION
DOC. NO. 17022745
OPRHC
CALLED 1.000 ACRES
JUDY GARRETT
VOL. 1744, PG. 354 DRHC
CALLED 5.61 ACRES
INCLUDES 1.124ZA
VOL 269, PG 226/DRHC
CALLED 3.000 ACRES
JOHN GARRETT
VOL. 1744, PG. 354 DRHC
CALLED 0.693 ACRES
DRIPPING SPRINGS
INDEPENDENT SCHOOL DISTRICT
VOL. 1744, PG. 354 DRHC
CALLED 0.660 ACRES
DRIPPING SPRINGS, L.P.
DOC. NO. 15002585
OPRHC
CALLED 2.00 ACRES
DRIPPING SPRINGS
INDEPENDENT SCHOOL DISTRICT
AWARD CORDOVA GARZA
DOC. NO. 17022630
OPRHC
CALLED 2.000 ACRES
DRIPPING SPRINGS
INDEPENDENT SCHOOL DISTRICT
DOC. NO. 17022630
OPRHC
CALLED 30.518 ACRES
DRIPPING SPRINGS
SPORTS ASSOCIATION
VOL 784, PG 210
OPRHC
CALLED 40.63 ACRES
DRIPPING SPRINGS INDEPENDENT
SCHOOL DISTRICT
DOC. NO. 9918838
OPRHC
CALLED 2.046 ACRES
(NO METES AND BOUNDS FOUND)
DOC. NO. 16023610
OPRHC
CALLED 2.046 ACRES
TERESA CANTRAL, LLC
DOC. NO. 16010631
OPRHC
CALLED 0.92 ACRE
CAROLYN SOUSLOVICH
DOCUMENT NO. 15001898
OPRHC
(DESCRIPTION IN
VOL.117, PG.415 DRHC)
CALLED 0.147 ACRES
BOBBIE JEAN SOUSLOVICH
DOC. NO. 15003085 OPRHC
CALLED 1.466 ACRES
TURQUOISE TEXAS
PROPERTIES, LLC
DOCUMENT NO. 18044292
OPRHC
CALLED 0.02 ACRE
CAROLYN SOUSLOVICH
DOCUMENT NO. 15001898
OPRHC
(DESCRIPTION IN
VOL.117, PG.415 DRHC)
CALLED 0.02 ACRE
CAROLYN SOUSLOVICH
DOCUMENT NO. 15001898
OPRHC
(DESCRIPTION IN
VOL.117, PG.415 DRHC)
CALLED 2.00 ACRES
VOL. 1182, PG. 231
DRHC
CALLED 2.00 ACRES
VOL. 1058, PG. 120
DRHC
CALLED 0.693 ACRES
DRIPPING SPRINGS
INDEPENDENT SCHOOL DISTRICT
DOC. NO. 15003085
OPRHC
CALLED 0.693 ACRES
DRIPPING SPRINGS
INDEPENDENT SCHOOL DISTRICT
DOC. NO. 15003085
OPRHC
CALLED 0.693 ACRES
DRIPPING SPRINGS
INDEPENDENT SCHOOL DISTRICT
DOC. NO. 15003085
OPRHC
TRACT 75-A-2
REPLAT OF THE REMAINDER OF TRACT 75A
SPRINGLAKE AND SUBDIVISION OF REED ACREAGE
VOL 4, PG. 47
PRHC
TRACT 75-A-1
REPLAT OF THE REMAINDER OF TRACT 75A
SPRINGLAKE AND SUBDIVISION OF REED ACREAGE
VOL 4, PG. 47
PRHC
REPLAT OF LOTS 1 THRU 4 AND LOTS 13 THRU 16
SPRINGLAKE AND SUBDIVISION OF REED ACREAGE
VOL 4, PG. 47
PRHC
LOT 13
LOT 14
LOT 17
LOT 18
LOT 19
LOT 20
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LOT 22
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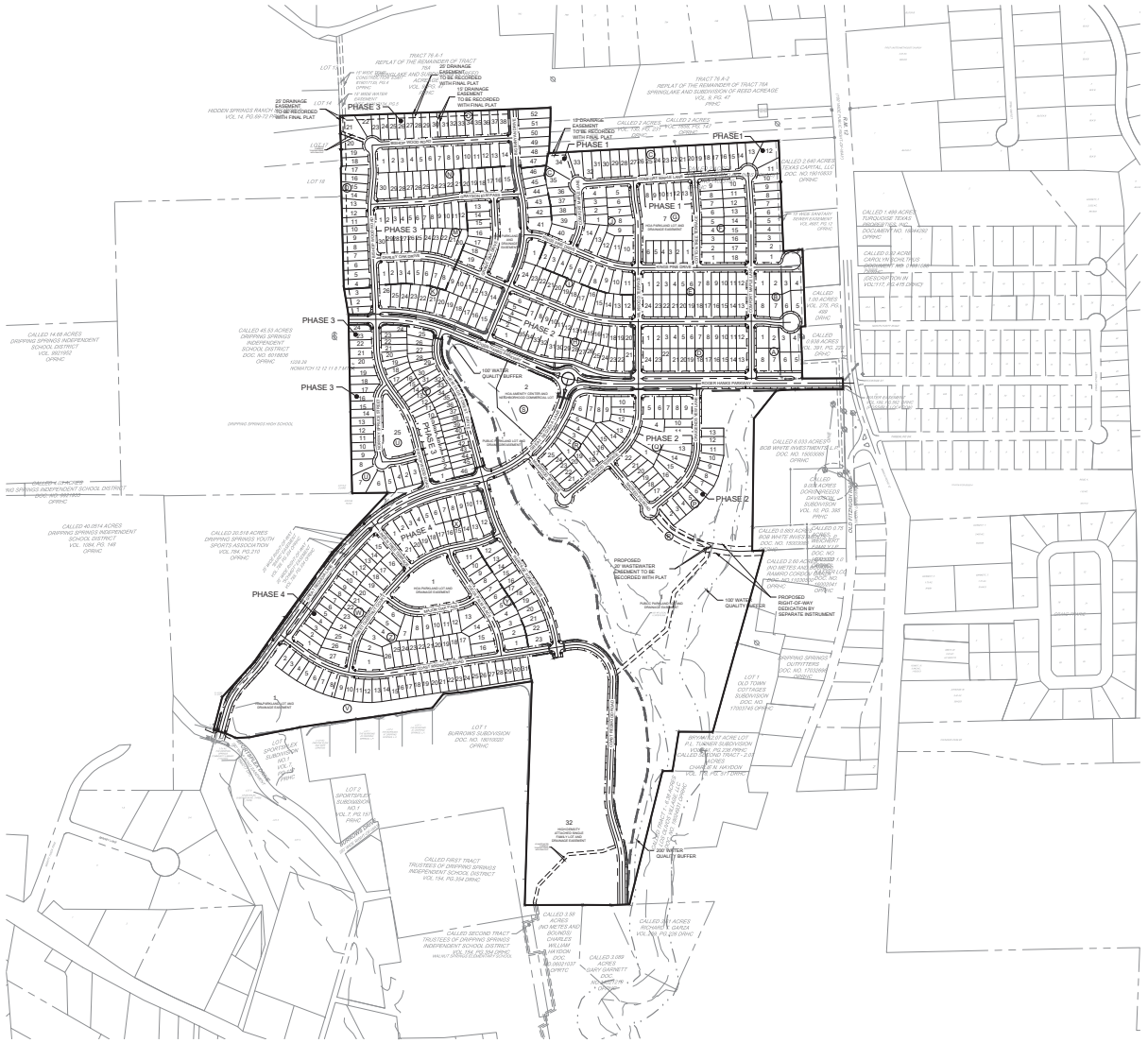
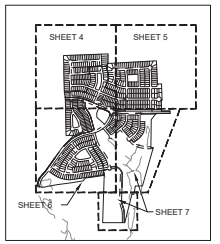


GENERAL NOTES:

1. THIS DEVELOPMENT IS SUBJECT TO THE ANNEXATION AND DEVELOPMENT AGREEMENT OF THE PLANNED DEVELOPMENT DISTRICT NO. 5: HERITAGE SUBDIVISION, APPROVED BY CITY COUNCIL OCTOBER 17, 2017.
2. THIS DEVELOPMENT IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS.
3. THE ZONING OF THIS DEVELOPMENT IS GOVERNED BY CITY OF DRIPPING SPRINGS PDD #5.
4. THIS DEVELOPMENT IS LOCATED WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER AND IS SUBJECT TO THE RULES AND REGULATIONS OF THE EDWARDS AQUIFER PROTECTION PROGRAM OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
5. DEVELOPMENT DESIGN STANDARDS PER THE HERITAGE SUBDIVISION DEVELOPMENT AGREEMENT OR THE CITY OF DRIPPING SPRINGS AS APPLICABLE.
6. UTILITIES WILL BE PROVIDED BY THE FOLLOWING:
   WATER - DRIPPING SPRINGS WATER SUPPLY CORPORATION
   WASTEWATER - CITY OF DRIPPING SPRINGS
   ELECTRIC - PEDERNALES ELECTRIC COMPANY
7. ALL (NEW) TELEPHONE AND CABLE TELEVISION LINES AND ALL ELECTRIC UTILITY LATERAL AND SERVICE LINES AND ALL WIRES SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREIN PROVIDED.
8. ALL ELECTRIC, 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 RATHER THAN A RIGHT-OF-WAY.
9. ALL PROPOSED COLLECTOR AND LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A 4' WIDE CONCRETE SIDEWALK, APPLICABLE 5' CONCRETE SIDEWALK, OR 8' TRAIL CONSISTENT WITH THE VARIANCES AND ROADWAY SECTIONS SET FORTH IN PDD NO. 5.
10. OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS (EXCLUDING PUBLIC PARK LANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
11. THE OPERATION AND MAINTENANCE OF ALL DRAINAGE EASEMENT LOTS AND IMPROVEMENTS CONSTRUCTED WITHIN THOSE LOTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
12. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
13. THE LIMITS OF THE 100-YR STORM WATER RUNOFF ARE CONTAINED WITHIN DRAINAGE EASEMENTS.
14. NO LOT WITHIN THIS SUBDIVISION IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RESIDENTIAL MAP NO. 48209C0105F DATED SEPTEMBER 9, 2005.
15. 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.
16. ALL EXISTING BUILDINGS, DRIVEWAYS, ROADS, ETC. WILL BE REMOVED, EXCEPT AS NOTED.
17. FINAL DETERMINATION OF NEED FOR EASEMENTS WILL BE DETERMINED WITH FINAL PLAT AND CONSTRUCTION PLANS.
18. A 15- PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
19. THE PROPOSED DEVELOPMENT SHALL DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS ESTABLISHED IN THE 2012 INTERNATIONAL FIRE CODE AND LOCAL AMENDMENTS.

Length (FT)	STREET NAME	ROW
650	NORWAY SPRUCE STREET	(52' ROW)
2699	BISHOP WOOD ROAD	(52' ROW)
814	GRAYSON ELM PASS	(52' ROW)
2403	DARLEY OAK DRIVE	(52' ROW)
1481	KINGS PINE DRIVE	(52' ROW)
1324	BIG BANYAN DRIVE	(52' ROW)
2422	COMFORT MAPLE LANE	(52' ROW)
2203	MILKWOOD TERRACE	(52' ROW)
493	COTTON TREE TERRACE	(52' ROW)
1927	HERITAGE FOREST DRIVE	(52' ROW)
2736	ROGER HANKS PARKWAY	(56'-96' ROW)
1132	SACRED FIG ROAD	(52' ROW)
2844	GREAT SEQUOIA LANE	(56'-96' ROW)
447	GRANIT OAK DRIVE	(52' ROW)
1197	SWEET CHESTNUT COURT	(52' ROW)
332	LINDEN TREE TERRACE	(52' ROW)
534	MAJOR OAK PASS	(52' ROW)
3198	COAST REDWOOD ROAD	(52' ROW)
653	YUCCA PALM PLACE	(52' ROW)



KEY MAP
N.T.S.

PHASE BREAKDOWN					
USES	PHASE 1	PHASE 2	PHASE 3	PHASE 4	CUMULATIVE
ACREAGE	37.56	75.6	29.84	47.3	190.3
BLOCKS	9	13	7	6	27
NEW ROADWAY (LF)	9,158	7,143	5077	7861	29,239
RESIDENTIAL LOTS					
35' LOTS	0	6	45	0	51
40' LOTS	12	67	33	0	112
45' LOTS	97	74	60	76	307
50' LOTS	41	12	25	39	117
60' LOTS	8	0	0	0	8
RESIDENTIAL SUBTOTAL	158	159	163	115	595
OPEN SPACE LOTS	1	3			
MULTIFAMILY LOTS	0	0	0	1	1
AMENITY CENTER LOT	0	1	0	0	1
TOTAL LOTS	159	163	163	116	601

PHASE BREAKDOWN					
USES	PHASE 1	PHASE 2	PHASE 3	PHASE 4	CUMULATIVE
ACREAGE	37.56	75.6	29.84	47.3	190.3
BLOCKS	9	13	7	6	27
NEW ROADWAY (LF)	9,158	7,143	5077	7861	29,239
RESIDENTIAL LOTS					
35' LOTS	0	6	45	0	51
40' LOTS	12	67	33	0	112
45' LOTS	97	74	60	76	307
50' LOTS	41	12	25	39	117
60' LOTS	8	0	0	0	8
RESIDENTIAL SUBTOTAL	158	159	163	115	595
OPEN SPACE LOTS	1	3			
AMENITY CENTER LOT	0	1	0	0	1
TOTAL LOTS	159	163	163	115	600

LAND USE SUMMARY		
CATEGORY	ACREAGE	LOTS
MEDIUM DENSITY DETACHED	72.68	490
HIGH DENSITY DETACHED	12.49	105
HIGH DENSITY ATTACHED	13.65	1
HOA PARKLAND AND DRAINAGE EASEMENT	9.97	8
HOA AMENITY CENTER AND NEIGHBORHOOD COMMERCIAL LOT	2.08	1
PUBLIC PARKLAND AND DRAINAGE EASEMENT LOT	39.80	2
PUBLIC RIGHT OF WAY	39.14	NA
COMMERCIAL LOT	0.51	1
TOTAL	190.32	608

HERITAGE PDD COMPLIANT RESIDENTIAL LOT MIX		
Medium Density Detached		
Product	Number	Percent
40's	58	12%
45's	307	63%
50's	117	24%
60's	8	2%
Total	490	70%
High Density Detached		
Product	Number	Percent
35's	51	49%
40's	54	51%
Total	105	15%
High Density Attached		
Product	Number	Percent
NA	105	15%
Total	700	

Kimley»Horn
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10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE	BY

08/10/2020

STATE OF TEXAS
ALEJANDRO E. GRANADOS ROJO
130084
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 067783117
DATE AUGUST 2020
SCALE: AS SHOWN
DESIGNED BY: AGD
DRAWN BY: RRJ
CHECKED BY: AEG

OVERALL PRELIMINARY PLAN

HERITAGE PRELIMINARY PLAN

CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET NUMBER
3

Plotted By:Granados, Alex Date:August 10, 2020 04:55:35pm File Path:K:\AUS_Civil\067783117--Heritage--MI Homes\PRELIMINARY\Civil\PlanSheets\JC--Overall Preliminary Plan.dwg
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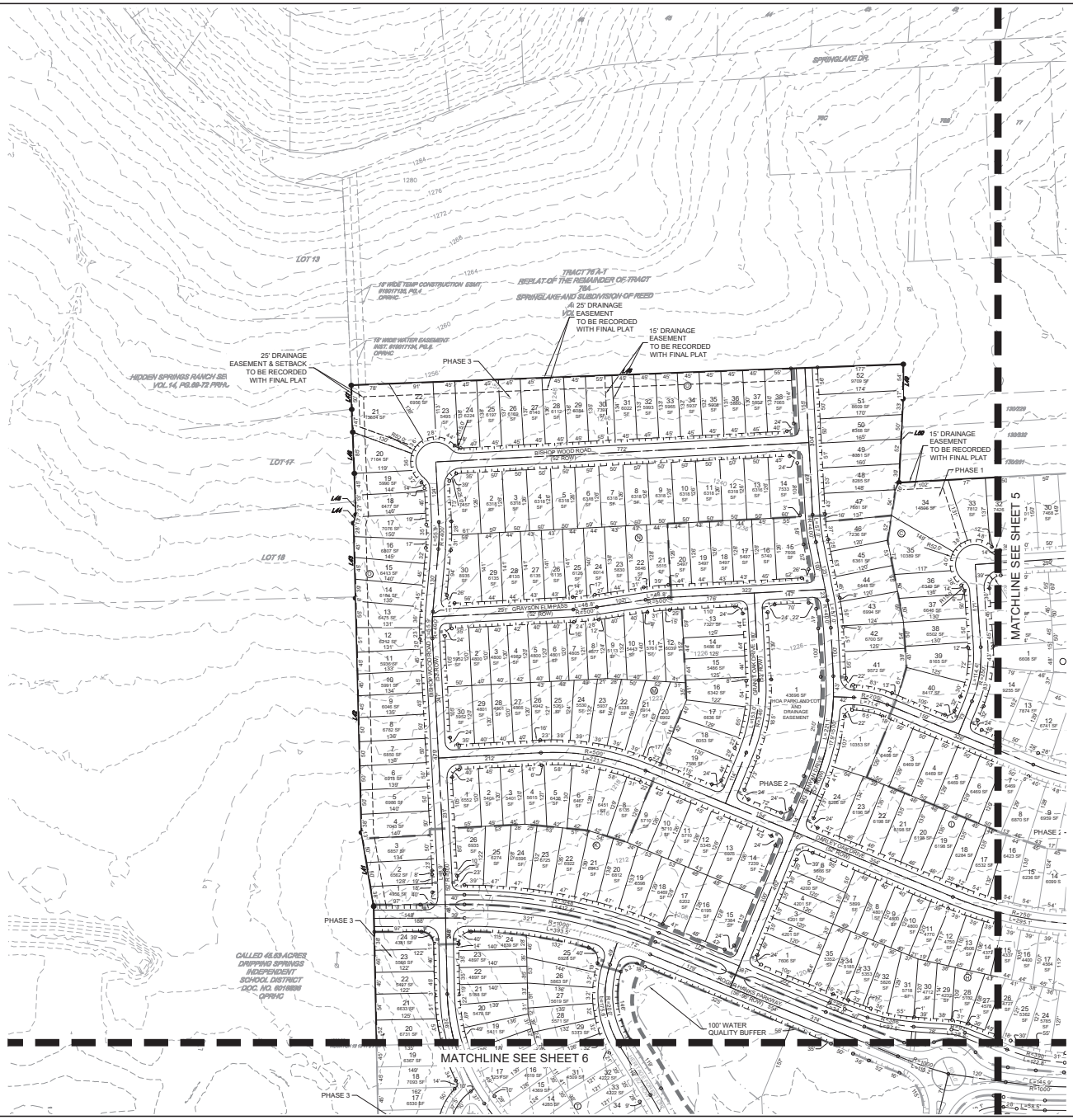
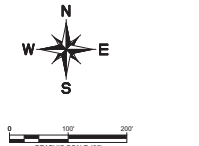
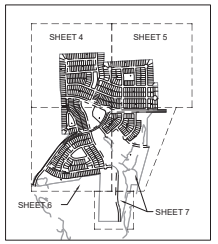




LEGEND

- PROPERTY LINE
- PHASE LINE
- CONCRETE SIDEWALK (WIDTH VARIES)
- 8' HIKE AND BIKE TRAIL
- WATER QUALITY BUFFER



KEY MAP
N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn
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10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

08/10/2020

STATE OF TEXAS
ALEJANDRO E. CRUMADOS REO
130084
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 067783117
DATE AUGUST 2020
SCALE: AS SHOWN
DESIGNED BY: AGD
DRAWN BY: RRJ
CHECKED BY: AEG

PRELIMINARY PLAN
(SHEET 1 OF 4)

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET NUMBER
4

Plotted By:Coulson, Ashley Date:August 10, 2020 04:59:05pm File Path:K:\AUS_Civil\067783117-Heritage-MI Homes\PRELIMINARY\Civil\PlanSheets\C-Preliminary Plans.dwg
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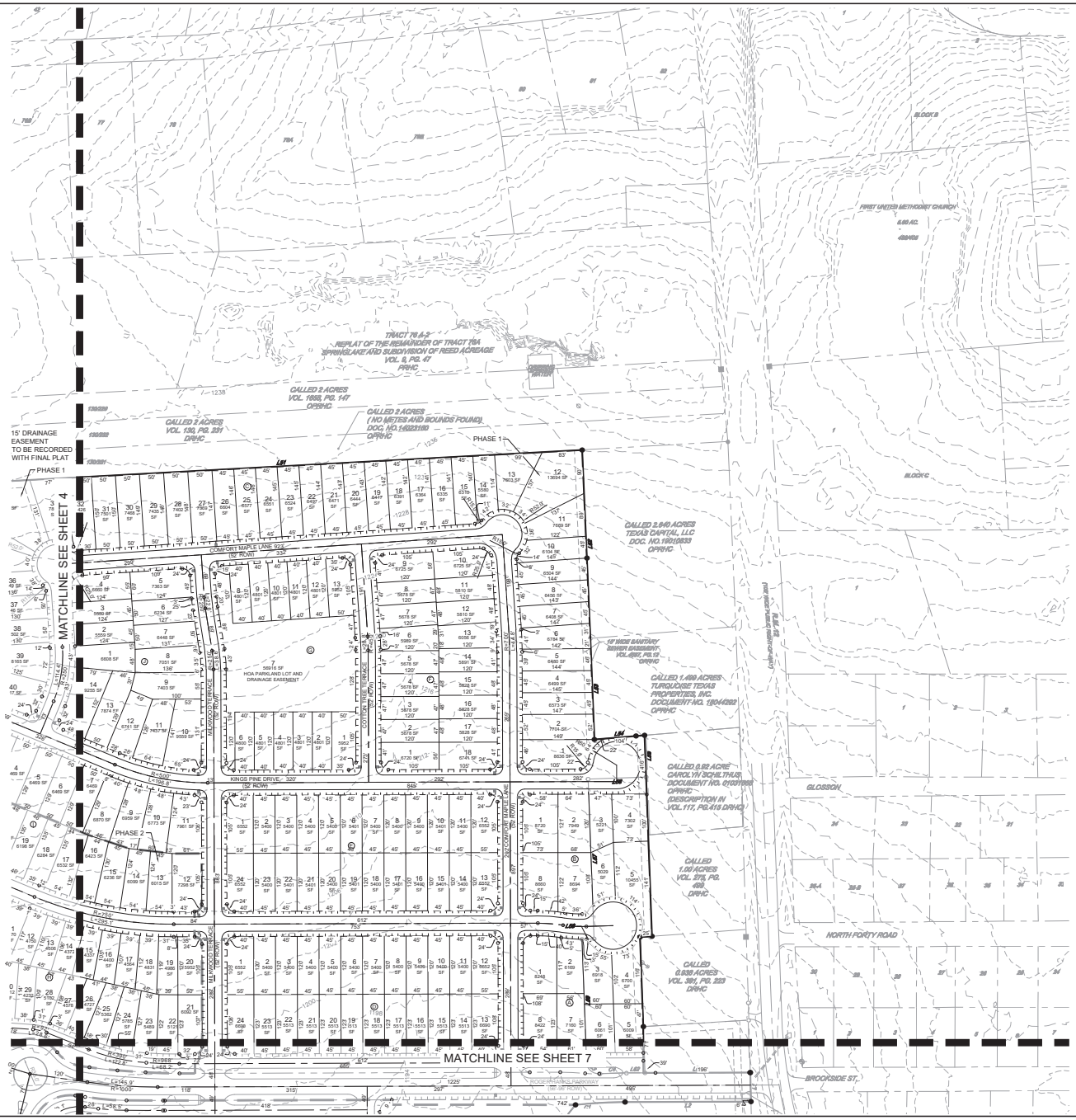
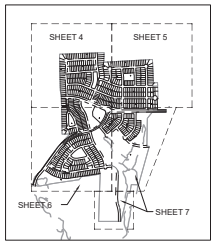


LEGEND

- PROPERTY LINE
- PHASE LINE
- CONCRETE SIDEWALK (WIDTH VARIES)
- 8' HIKE AND BIKE TRAIL
- WATER QUALITY BUFFER



KEY MAP
N.T.S.

No.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

08/10/2020

STATE OF TEXAS
ALEJANDRO E. CRIMADOS RIOS
130084
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT	067783117
DATE	AUGUST 2020
SCALE:	AS SHOWN
DESIGNED BY:	AGD
DRAWN BY:	RRJ
CHECKED BY:	AEG

PRELIMINARY PLAN
(SHEET 2 OF 4)

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET NUMBER
5

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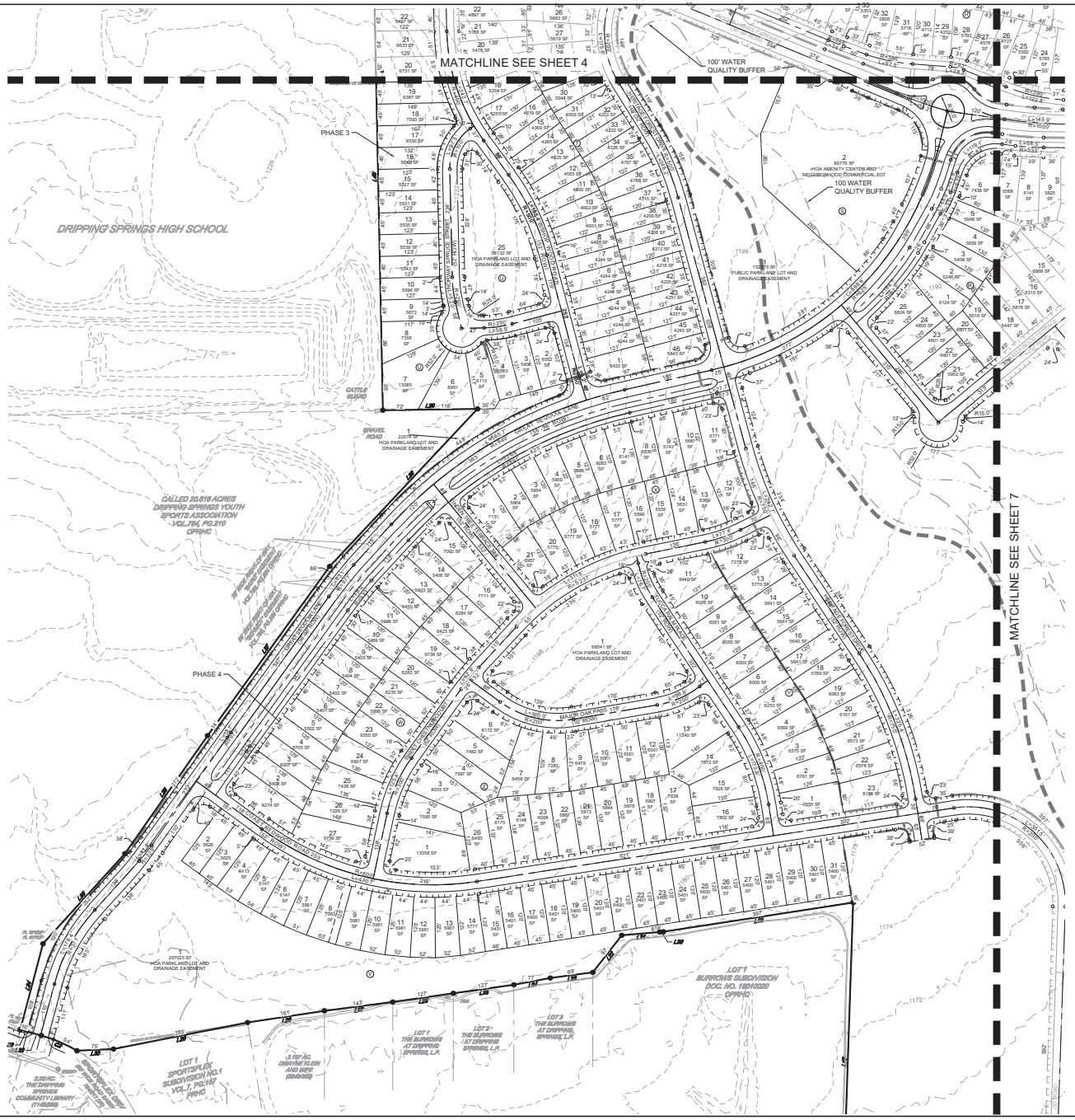
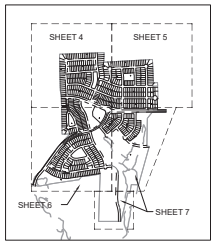


LEGEND

- PROPERTY LINE
- PHASE LINE
- CONCRETE SIDEWALK (WIDTH VARIES)
- 8' HIKE AND BIKE TRAIL
- WATER QUALITY BUFFER



KEY MAP
N.T.S.

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STATE OF TEXAS
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130084
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 067783117
DATE AUGUST 2020
SCALE: AS SHOWN
DESIGNED BY: AGD
DRAWN BY: RRJ
CHECKED BY: AEG

PRELIMINARY PLAN (SHEET 3 OF 4)

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET NUMBER
6

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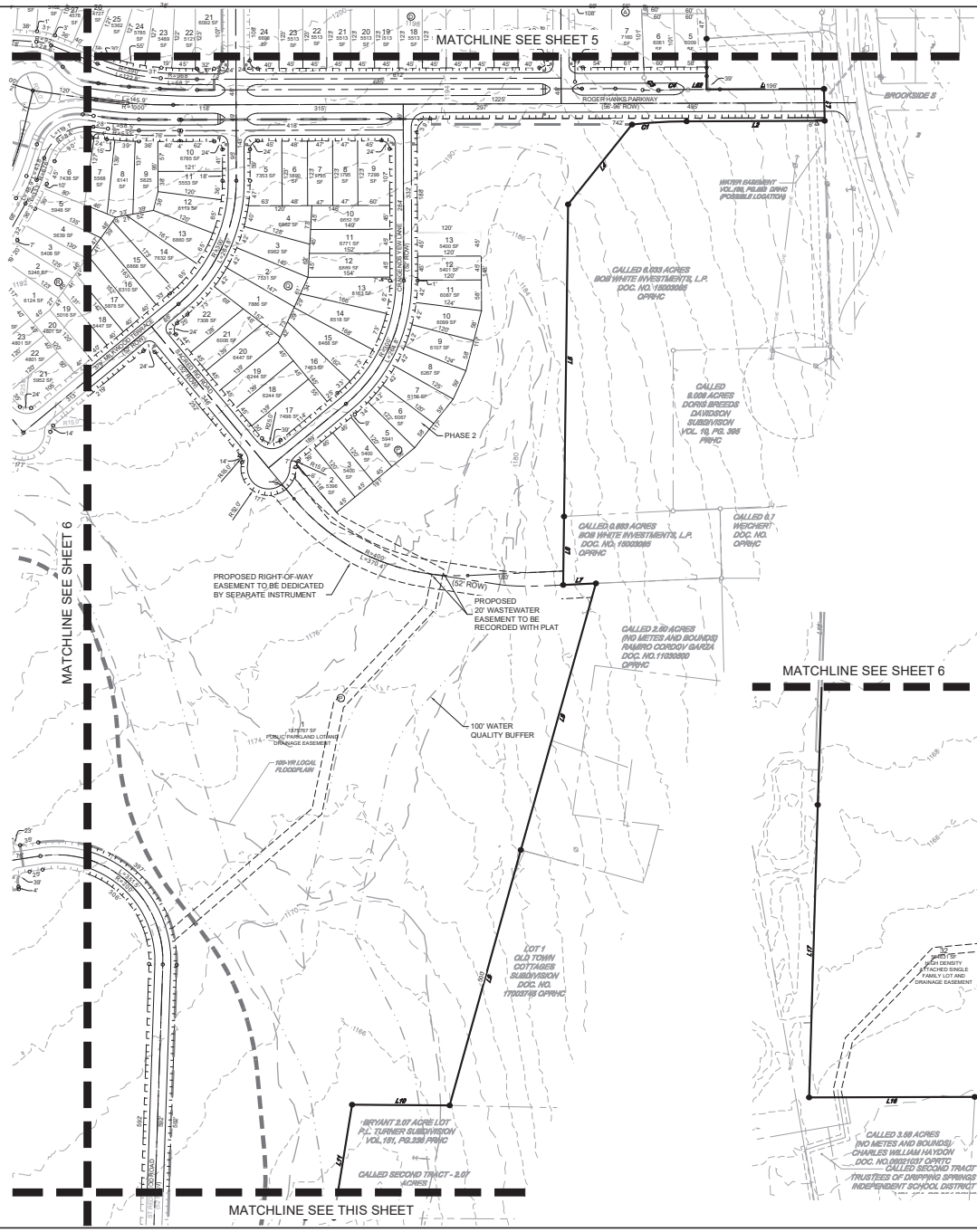
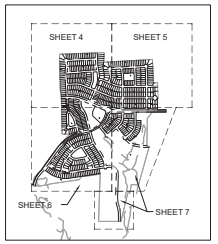


N
W E
S

0 100' 200'
GRAPHIC SCALE 100'

LEGEND

- PROPERTY LINE
- PHASE LINE
- CONCRETE SIDEWALK (WIDTH VARIES)
- 8' HIKE AND BIKE TRAIL
- WATER QUALITY BUFFER



KEY MAP
N.T.S.

No.	REVISIONS	DATE	BY

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08/10/2020
STATE OF TEXAS
ALEJANDRO E. CRIMADOS RIOS
130084
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 067783117	DATE AUGUST 2020
SCALE: AS SHOWN	
DESIGNED BY: AGD	
DRAWN BY: RRJ	
CHECKED BY: AEG	

PRELIMINARY PLAN
(SHEET 4 OF 4)

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET NUMBER
7

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PHASE 1 LOT SUMMARY

RESIDENTIAL

BLOCK A		
LOT #	AREA (SF)	AREA (AC)
1	8247	0.19
2	6168	0.14
3	6918	0.16
4	6700	0.15
5	6009	0.14
6	6061	0.14
7	7160	0.16
8	8422	0.19

BLOCK B		
LOT #	AREA (SF)	AREA (AC)
1	8720	0.20
2	7949	0.18
3	5220	0.12
4	7302	0.17
5	10454	0.24
6	5029	0.12
7	8694	0.20
8	8660	0.20

BLOCK C		
LOT #	AREA (SF)	AREA (AC)
1	8635	0.20
2	7700	0.18
3	6573	0.15
4	6498	0.15
5	6479	0.15
6	6784	0.16
7	6407	0.15
8	6455	0.15
9	6503	0.15
10	6104	0.14
11	7669	0.18
12	13693	0.31
13	7602	0.17
14	5579	0.13
15	6310	0.14
16	6335	0.15
17	6363	0.15
18	6390	0.15
19	6417	0.15
20	6444	0.15
21	6470	0.15
22	6497	0.15
23	6524	0.15
24	6550	0.15
25	6577	0.15
26	6604	0.15
27	7369	0.17
28	7402	0.17
29	7435	0.17
30	7468	0.17
31	7500	0.17
32	7426	0.17
33	7812	0.18
34	14805	0.34
35	10388	0.24
36	6348	0.15
37	6645	0.15
38	6502	0.15
39	8164	0.19
40	8416	0.19

BLOCK D		
LOT #	AREA (SF)	AREA (AC)
1	6552	0.15
2	5400	0.12
3	5400	0.12
4	5400	0.12
5	5400	0.12
6	5400	0.12
7	5400	0.12
8	5400	0.12
9	5400	0.12
10	5400	0.12
11	5400	0.12
12	6552	0.15
13	6689	0.15
14	5513	0.13
15	5513	0.13
16	5513	0.13
17	5513	0.13
18	5513	0.13
19	5513	0.13
20	5513	0.13
21	5513	0.13
22	5513	0.13
23	5513	0.13
24	6689	0.15

BLOCK E		
LOT #	AREA (SF)	AREA (AC)
1	6552	0.15
2	5400	0.12
3	5400	0.12
4	5400	0.12
5	5400	0.12
6	5400	0.12
7	5400	0.12
8	5400	0.12
9	5400	0.12
10	5400	0.12
11	5400	0.12
12	6552	0.15
13	6689	0.15
14	5513	0.13
15	5513	0.13
16	5513	0.13
17	5513	0.13
18	5513	0.13
19	5513	0.13
20	5513	0.13
21	5513	0.13
22	5513	0.13
23	5513	0.13
24	6689	0.15

BLOCK G		
LOT #	AREA (SF)	AREA (AC)
1	5952	0.14
2	4800	0.11
3	4800	0.11
4	4800	0.11
5	4800	0.11
6	4800	0.11
8	4800	0.11
9	4800	0.11
10	4800	0.11
11	4800	0.11
12	4800	0.11
13	5952	0.14

BLOCK F		
LOT #	AREA (SF)	AREA (AC)
1	6720	0.15
2	5678	0.13
3	5678	0.13
4	5678	0.13
5	5678	0.13
6	5988	0.14
7	5678	0.13
8	5678	0.13
9	6725	0.15
10	6725	0.15
11	5810	0.13
12	5810	0.13
13	6056	0.14
14	5890	0.14
15	5827	0.13
16	5827	0.13
17	5827	0.13
18	6740	0.15

BLOCK I		
LOT #	AREA (SF)	AREA (AC)
2	6468	0.15
3	6468	0.15
4	6468	0.15
5	6468	0.15
6	6468	0.15
7	6468	0.15
8	6870	0.16
9	6959	0.16
10	6772	0.16
11	7960	0.18

BLOCK J		
LOT #	AREA (SF)	AREA (AC)
1	6607	0.15
2	5558	0.13
3	5558	0.13
4	6659	0.15
5	7363	0.17
6	6234	0.14
7	6447	0.15
8	7050	0.16
9	7403	0.17
10	9559	0.22
11	7437	0.17
12	6741	0.15
13	7874	0.18
14	9255	0.21

PHASE 1 NON RESIDENTIAL

NON RESIDENTIAL				
LOT #	BLOCK	LOT TYPE	AREA (SF)	AREA (AC)
7	G	HOA PARKLAND LOT AND DRAINAGE EASEMENT	56916	1.31

PHASE 2 LOT SUMMARY

RESIDENTIAL

BLOCK C		
LOT #	AREA (SF)	AREA (AC)
41	9572	0.22
42	6700	0.15
43	6993	0.16
44	6447	0.15
45	6360	0.15
46	7235	0.17

BLOCK H		
LOT #	AREA (SF)	AREA (AC)
1	7606	0.17
2	4200	0.10
3	4200	0.10
4	4200	0.10
5	4200	0.10
6	5866	0.13
7	5899	0.14
8	4800	0.11
9	4800	0.11
10	4800	0.11
11	4770	0.11
12	4749	0.11
13	4506	0.10
14	4371	0.10
15	4336	0.10
16	4400	0.10
17	4563	0.10
18	4830	0.11
19	4986	0.11
20	5951	0.14
21	6092	0.14
22	5120	0.12
23	5488	0.13
24	5784	0.13
25	5362	0.12
26	4727	0.11
27	4577	0.11
28	5102	0.12
29	4232	0.10
30	4712	0.11
31	5717	0.13
32	5825	0.13
33	5353	0.12
34	5184	0.12
35	5351	0.12

BLOCK I		
LOT #	AREA (SF)	AREA (AC)
1	10352	0.24
12	7297	0.17
13	6015	0.14
14	6099	0.14
15	6236	0.14
16	6423	0.15
17	6531	0.15
18	6284	0.14
19	6197	0.14
20	6197	0.14
21	6197	0.14
22	6197	0.14
23	6195	0.14
24	8206	0.19

BLOCK K		
LOT #	AREA (SF)	AREA (AC)
9	5709	0.13
10	5709	0.13
11	5709	0.13
12	5344	0.12
13	6074	0.14
14	7239	0.17
15	7384	0.17
16	6195	0.14
17	6202	0.14
18	6469	0.15
19	6598	0.15
20	6811	0.16
21	6942	0.16
22	6922	0.16
23	6725	0.15
24	6595	0.15
25	6273	0.14
26	6934	0.16

BLOCK M		
LOT #	AREA (SF)	AREA (AC)
13	7326	0.17
14	5485	0.13
15	5485	0.13
16	6342	0.15
17	6635	0.15
18	6052	0.14
19	7585	0.17

BLOCK N		
LOT #	AREA (SF)	AREA (AC)
15	7606	0.17
16	5740	0.13
17	5496	0.13
18	5496	0.13
19	5496	0.13
20	5496	0.13

BLOCK O		
LOT #	AREA (SF)	AREA (AC)
1	4956	0.11
2	6562	0.15
3	6856	0.16

BLOCK P		
LOT #	AREA (SF)	AREA (AC)
2	5395	0.12
3	5400	0.12
4	5400	0.12
5	5941	0.14
6	6067	0.14
7	6155	0.14
8	6267	0.14
9	6106	0.14
10	6098	0.14
11	6087	0.14
12	5400	0.12
13	5400	0.12

BLOCK Q		
LOT #	AREA (SF)	AREA (AC)
1	7886	0.18
2	7531	0.17
3	6961	0.16
4	6862	0.16
5	7353	0.17
6	5889	0.14
7	5794	0.13
8	5794	0.13
9	7299	0.17
10	6652	0.15
11	6770	0.16
12	6889	0.16
13	8162	0.19
14	8517	0.20
15	8467	0.19
16	7463	0.17
17	7497	0.17
18	6244	0.14
19	6244	0.14
20	6447	0.15
21	6006	0.14
22	7308	0.17

BLOCK R		
LOT #	AREA (SF)	AREA (AC)
1	6123	0.14
2	5245	0.12
3	5408	0.12
4	5639	0.13
5	5947	0.14
6	7438	0.17
7	5568	0.13
8	6140	0.14
9	5824	0.13
10	6785	0.16
11	5552	0.13
12	6119	0.14
13	6860	0.16
14	7631	0.18
15	6867	0.16
16	6309	0.14
17	5878	0.13
18	5447	0.13
19	5016	0.12
20	4800	0.11
21	5952	0.14
22	4800	0.11
23	4800	0.11
24	4800	0.11
25	6824	0.16

BLOCK Y		
LOT #	AREA (SF)	AREA (AC)
12	7275	0.17
13	5770	0.13
14	5640	0.13
15	5640	0.13
16	5640	0.13
17	5640	0.13
18	5788	0.13
19	6082	0.14
20	6161	0.14
21	6572	0.15
22	6578	0.15
23	8188	0.19

PHASE 2 NON RESIDENTIAL

NON RESIDENTIAL				
LOT #	BLOCK	LOT TYPE	AREA (SF)	AREA (AC)
1	P	PUBLIC PARKLAND LOT AND DRAINAGE EASEMENT	1575766	36.17
1	S	PUBLIC PARKLAND LOT AND DRAINAGE EASEMENT	152275	3.50
1	L	HOA PARKLAND LOT AND DRAINAGE EASEMENT	43696	1.00
2	S	HOA AMENITY CENTER AND NEIGHBORHOOD COMMERCIAL LOT	90769	2.08

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08/10/2020

STATE OF TEXAS
ALEJANDRO E. CRIMADOS REO
130084
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT	067783117
DATE	AUGUST 2020
SCALE:	AS SHOWN
DESIGNED BY:	AGD
DRAWN BY:	RRJ
CHECKED BY:	AEG

LOT & CURVE TABLES

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET NUMBER
8

PHASE 3 LOT SUMMARY

RESIDENTIAL

BLOCK C		
LOT #	AREA (SF)	AREA (AC)
47	7881	0.18
48	8284	0.19
49	8350	0.19
50	8367	0.19
51	8608	0.20
52	9708	0.22

BLOCK K		
LOT #	AREA (SF)	AREA (AC)
1	6552	0.15
2	5400	0.12
3	5400	0.12
4	5614	0.13
5	6438	0.15
6	6467	0.15
7	6451	0.15
8	6135	0.14

BLOCK M		
LOT #	AREA (SF)	AREA (AC)
1	5952	0.14
2	4800	0.11
3	4800	0.11
4	4982	0.11
5	4800	0.11
6	4800	0.11
7	4804	0.11
8	4877	0.11
9	5113	0.12
10	5442	0.12
11	5761	0.13
12	6038	0.14
20	6902	0.16
21	6914	0.16
22	6338	0.15
23	5937	0.14
24	5530	0.13
25	5260	0.12
26	4941	0.11
27	4865	0.11
28	4800	0.11
29	4800	0.11
30	5952	0.14

BLOCK N		
LOT #	AREA (SF)	AREA (AC)
1	7457	0.17
2	6317	0.15
3	6317	0.15
4	6317	0.15
5	6317	0.15
6	6317	0.15
7	6317	0.15
8	6317	0.15
9	6317	0.15
10	6317	0.15
11	6317	0.15
12	6317	0.15
14	7532	0.17
21	5515	0.13
22	5645	0.13
23	5830	0.13
24	6014	0.14
25	6126	0.14
26	6135	0.14
27	6135	0.14
28	6135	0.14
29	6135	0.14
30	8934	0.21

BLOCK O		
LOT #	AREA (SF)	AREA (AC)
4	7043	0.16
5	6986	0.16
6	6918	0.16
7	6850	0.16
8	6782	0.16
9	6045	0.14
10	5990	0.14
11	5935	0.14
12	6211	0.14
13	6474	0.15
14	6184	0.14
15	6412	0.15
16	6806	0.16
17	7075	0.16
18	6476	0.15
19	5989	0.14
20	7164	0.16
21	13803	0.32
22	6956	0.16
23	5494	0.13
24	6224	0.14
25	6197	0.14
26	6168	0.14
27	6140	0.14
28	6112	0.14
29	6083	0.14
30	7397	0.17
31	6021	0.14
32	5993	0.14
33	5964	0.14
34	5936	0.14
35	5908	0.14
36	5880	0.13
37	5851	0.13
38	7065	0.16

BLOCK T		
LOT #	AREA (SF)	AREA (AC)
1	6422	0.15
2	4244	0.10
3	4244	0.10
4	4244	0.10
5	4244	0.10
6	4244	0.10
7	4244	0.10
8	4401	0.10
9	4601	0.11
10	4602	0.11
11	4600	0.11
12	4555	0.10
13	4625	0.11
14	4284	0.10
15	4369	0.10
16	4619	0.11
17	5250	0.12
18	5334	0.12
19	5411	0.12
20	5477	0.13
21	5187	0.12
22	4897	0.11
23	4897	0.11
24	4838	0.11
25	6927	0.16
26	5862	0.13
27	5618	0.13
28	5571	0.13
29	5372	0.12
30	5043	0.12
31	4509	0.10
32	4221	0.10
33	4221	0.10
34	4326	0.10
35	4766	0.11
36	4786	0.11
37	4709	0.11
38	4200	0.10
39	4206	0.10
40	4212	0.10
41	4218	0.10
42	4224	0.10
43	4230	0.10
44	4236	0.10
45	4242	0.10
46	5843	0.13

BLOCK U		
LOT #	AREA (SF)	AREA (AC)
2	6551	0.15
3	5405	0.12
4	5563	0.13
5	6115	0.14
6	8951	0.21
7	13084	0.30
8	7354	0.17
9	5672	0.13
10	5596	0.13
11	5542	0.13
12	5538	0.13
13	5534	0.13
14	5530	0.13
15	5526	0.13
16	5668	0.13
17	6530	0.15
18	7092	0.16
19	6367	0.15
20	6730	0.15
21	6633	0.15
22	5496	0.13
23	5566	0.13
24	4380	0.10

PHASE 3 NON RESIDENTIAL

NON RESIDENTIAL				
LOT #	BLOCK	LOT TYPE	AREA (SF)	AREA (AC)
1	U	HOA PARKLAND LOT AND DRAINAGE EASEMENT	22073	0.51
25	U	HOA PARKLAND LOT AND DRAINAGE EASEMENT	38132	0.88

PHASE 4 LOT SUMMARY

RESIDENTIAL

BLOCK V		
LOT #	AREA (SF)	AREA (AC)
2	5625	0.13
3	5625	0.13
4	6112	0.14
5	6147	0.14
6	6147	0.14
7	5960	0.14
9	5980	0.14
10	5980	0.14
11	5980	0.14
12	5980	0.14
13	5906	0.14
14	5776	0.13
15	5430	0.12
16	5400	0.12
17	5400	0.12
18	5400	0.12
19	5400	0.12
20	5400	0.12
21	5400	0.12
22	5400	0.12
23	5400	0.12
24	5400	0.12
25	5400	0.12
26	5400	0.12
27	5400	0.12
28	5400	0.12
29	5400	0.12
30	5400	0.12
31	5400	0.12

BLOCK W		
LOT #	AREA (SF)	AREA (AC)
1	8274	0.19
2	6407	0.15
3	6007	0.14
4	5705	0.13
5	5502	0.13
6	5401	0.12
7	5402	0.12
8	5403	0.12
9	5404	0.12
10	5468	0.13
11	5906	0.14
12	5449	0.13
13	5402	0.12
14	5405	0.12
15	7092	0.16
16	7711	0.18
17	6283	0.14
18	6423	0.15
19	6737	0.15
20	6282	0.14
21	6235	0.14
22	5998	0.14
23	6549	0.15
24	6907	0.16
25	7427	0.17
26	7225	0.17
27	9758	0.22

BLOCK X		
LOT #	AREA (SF)	AREA (AC)
1	7151	0.16
2	5863	0.13
3	5854	0.13
4	5909	0.14
5	5985	0.14
6	6082	0.14
7	6140	0.14
8	5836	0.13
9	5742	0.13
10	5687	0.13
11	6771	0.16
12	7341	0.17
13	6368	0.15
14	5630	0.13
15	5535	0.13
16	5598	0.13
17	5776	0.13
18	5776	0.13
19	5776	0.13
20	5775	0.13
21	6956	0.16

BLOCK Y		
LOT #	AREA (SF)	AREA (AC)
1	7654	0.18
2	6760	0.16
3	6574	0.15
4	6569	0.15
5	6252	0.14
6	6000	0.14
7	6000	0.14
8	6000	0.14
9	6000	0.14
10	6016	0.14
11	9440	0.22

BLOCK Z		
LOT #	AREA (SF)	AREA (AC)
1	13358	0.31
2	7594	0.17
3	8034	0.18
4	7996	0.18
5	7481	0.17
6	8172	0.19
7	8457	0.19
8	7282	0.17
9	6479	0.15
10	6000	0.14
11	6000	0.14
12	6000	0.14
13	11239	0.26
14	7571	0.17
15	7825	0.18
16	7801	0.18
17	7837	0.18
18	5906	0.14
19	5875	0.13
20	5844	0.13
21	5812	0.13
22	5867	0.13
23	6007	0.14
24	6148	0.14
25	6174	0.14
26	6492	0.15

PHASE 4 NON RESIDENTIAL

NON RESIDENTIAL				
LOT #	BLOCK	LOT TYPE	AREA (SF)	AREA (AC)
1	ZZ	HOA PARKLAND LOT AND DRAINAGE EASEMENT	68541	1.57
1	V	HOA PARKLAND LOT AND DRAINAGE EASEMENT	207023	4.75
32	V	HIGH DENSITY ATTACHED SINGLE FAMILY LOT AND DRAINAGE EASEMENT	594630	13.65

Plotted By: Coulson, Ashley Date: August 10, 2020 05:00:15pm File Path: K:\AUS_Civil\067783317-Heritage-MI Homes\PRELIMINARY\Civil\PlanSheets\C-Preliminary Plans.dwg
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TEXAS REGISTERED ENGINEERING FIRM F-928

08/10/2020

STATE OF TEXAS
ALEJANDRO E. ORNADOS REO
130084
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT	067783117
DATE	AUGUST 2020
SCALE:	AS SHOWN
DESIGNED BY:	AGO
DRAWN BY:	RRJ
CHECKED BY:	AEG

LOT & CURVE TABLES (SHEET 2 OF 2)

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET NUMBER
9

Plotted By:Coalson, Ashley Date:August 10, 2020 05:49:16pm File Path:K:\AUS_Civil\067783117-Heritage-MI Homes\PRELIMINARY\Cad\PlanSheets\C-Existing Tree Plan.dwg
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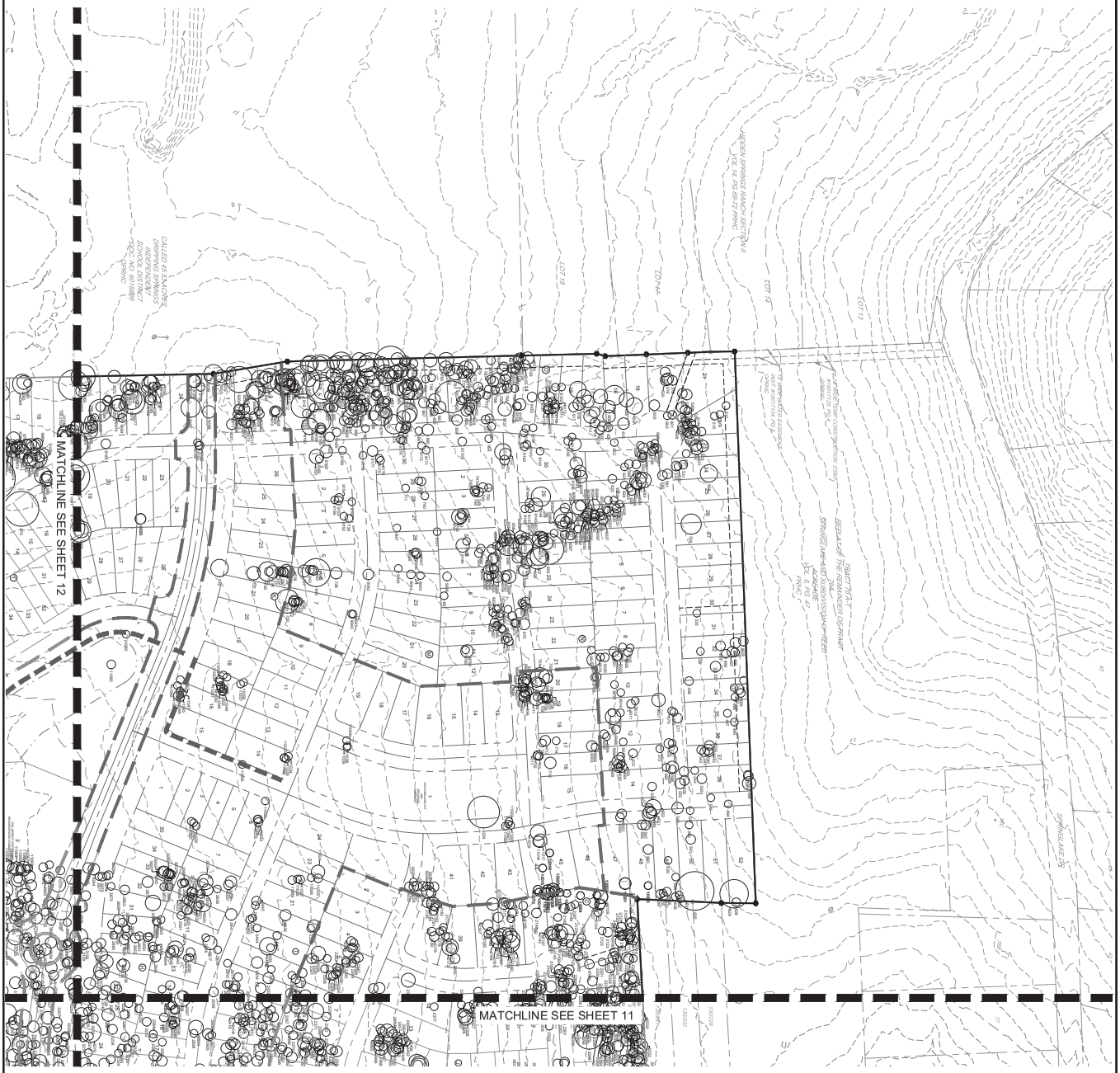

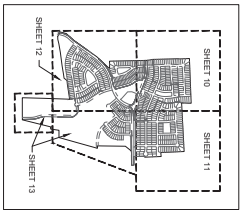

LEGEND

PROPERTY LINE
PHASE LINE
WATER QUALITY BUFFER
EXISTING TREE

0 100' 200'
GRAPHIC SCALE: 100'

N
W
E
S

SHEET NUMBER 10	HERITAGE PRELIMINARY PLAN CITY OF DRIPPING SPRINGS HAYS COUNTY, TEXAS	EXISITNG TREE PLAN (SHEET 1 OF 4)	KHA PROJECT 067783117 DATE AUGUST 2020 SCALE: AS SHOWN DESIGNED BY: AGD DRAWN BY: RRJ CHECKED BY: AEG

08/10/2020

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No.	REVISIONS	DATE	BY

Plotted By:Coalson, Ashley Date:August 10, 2020 05:50:50pm File Path:K:\AUS_Civil\067783117-Heritage-MI Homes\PRELIMINARY\Cad\PlanSheets\C-Existing Tree Plan.dwg
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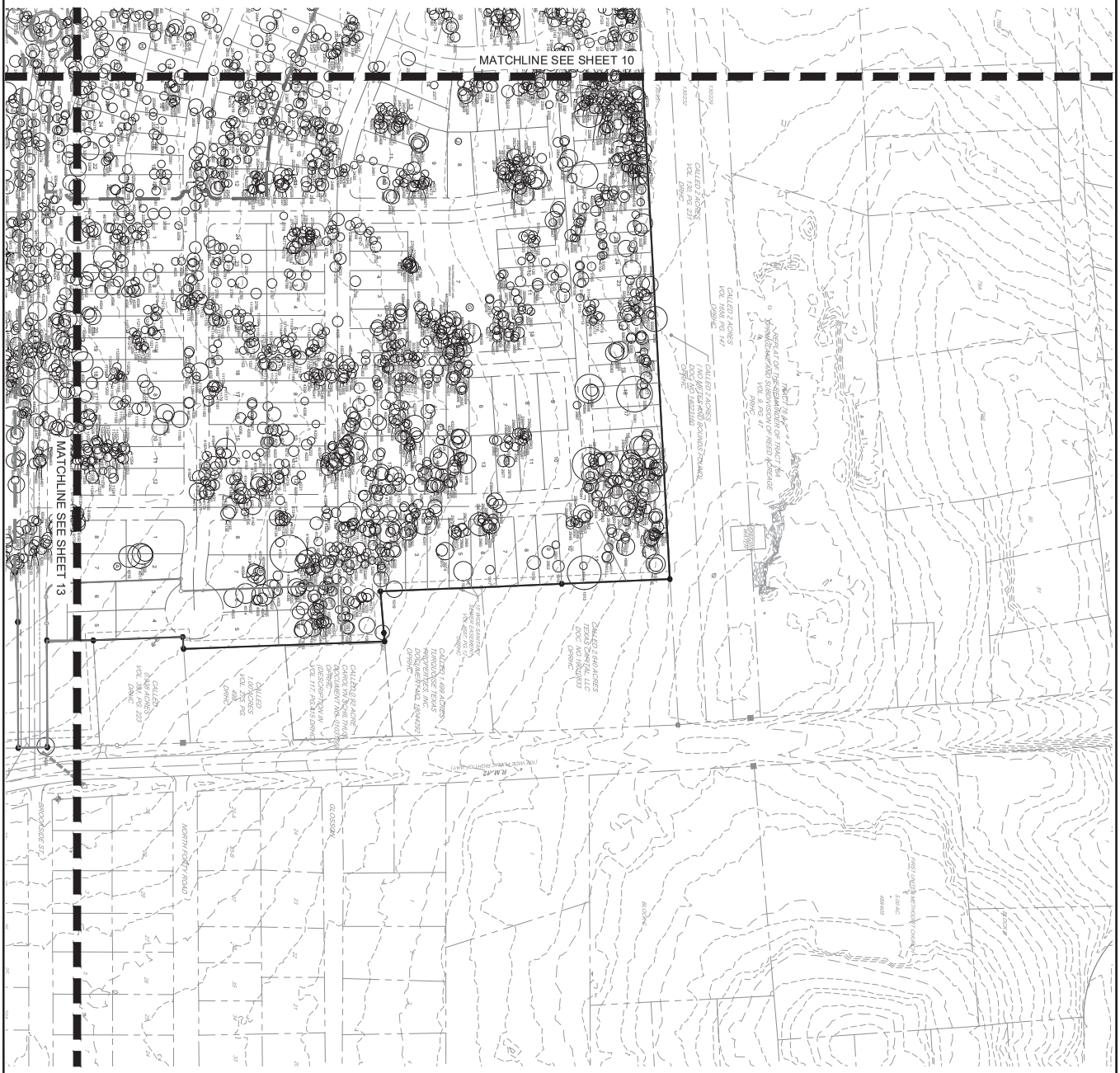

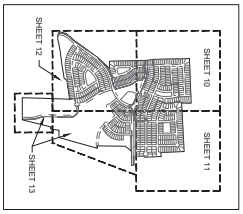

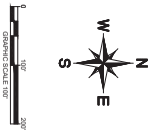

SHEET NUMBER 11	HERITAGE PRELIMINARY PLAN CITY OF DRIPPING SPRINGS HAYS COUNTY, TEXAS	EXISTING TREE PLAN (SHEET 2 OF 4)	KHA PROJECT 067783117 DATE AUGUST 2020 SCALE: AS SHOWN DESIGNED BY: AGD DRAWN BY: RRJ CHECKED BY: AEG

08/10/2020

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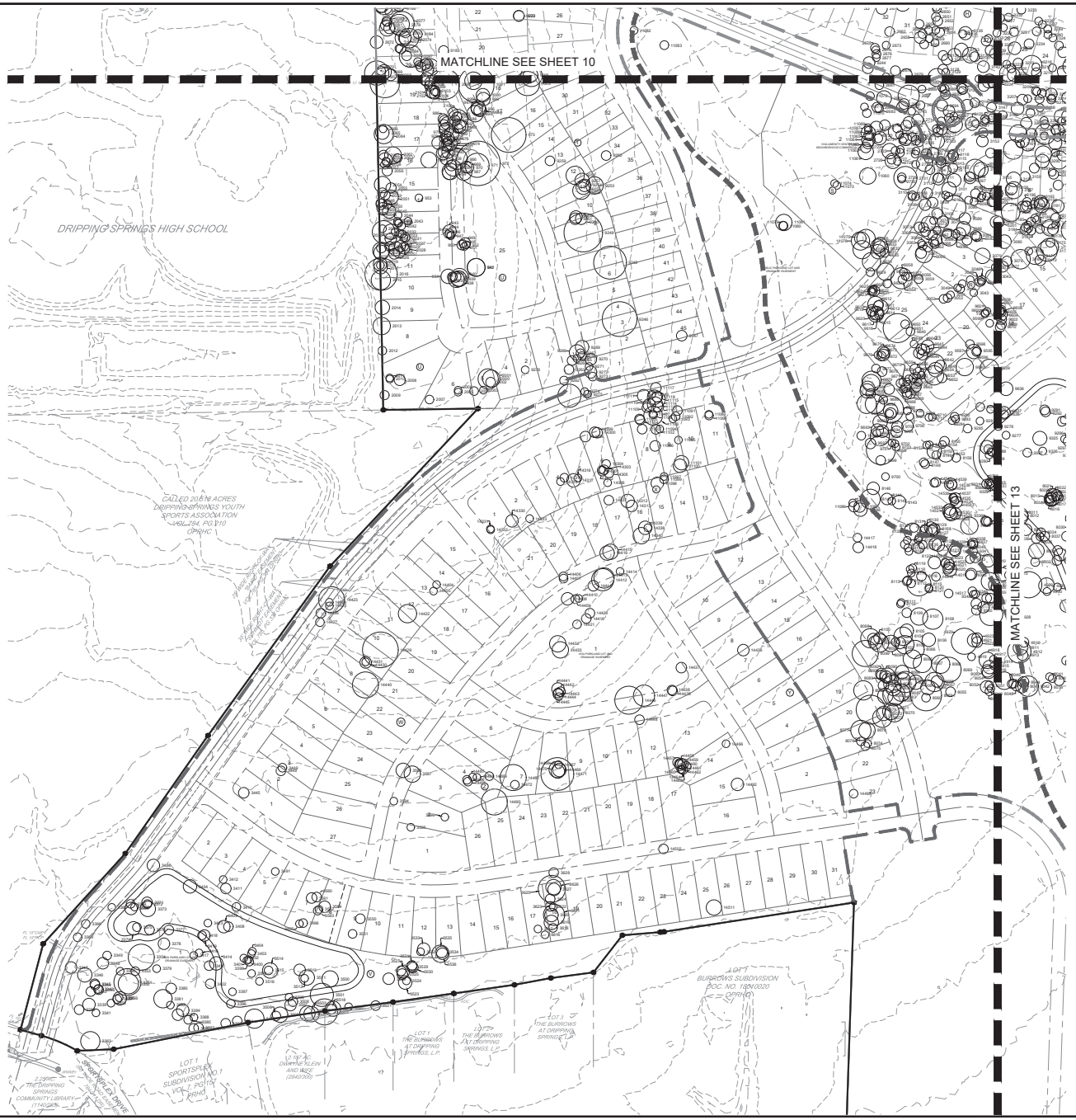
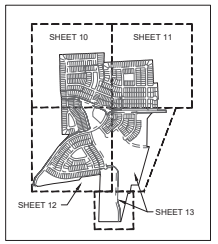
No.	REVISIONS	DATE	BY



LEGEND

- PROPERTY LINE
- PHASE LINE
- WATER QUALITY BUFFER
- 159 EXISTING TREE



KEY MAP
N.T.S.

No.	REVISIONS	DATE	BY

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08/10/2020

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130084
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 067783117
DATE AUGUST 2020
SCALE: AS SHOWN
DESIGNED BY: AGD
DRAWN BY: RRJ
CHECKED BY: AEG

EXISITNG TREE PLAN
(SHEET 3 OF 4)

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET NUMBER
12

Plotted By:Granados, Alex Date:August 10, 2020 05:37:05pm File Path:K:\Aus_civil\067783117-heritage-mi homes\preliminary\Cad\plansheets\C-Existing Tree Plan.dwg
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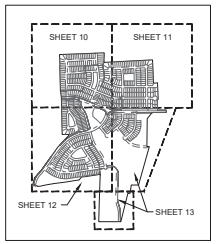
N
W E
S

0 100' 200'
GRAPHIC SCALE 100'

LEGEND

- PROPERTY LINE
- PHASE LINE
- WATER QUALITY BUFFER
- 156 EXISTING TREE



KEY MAP
N.T.S.

No.	REVISIONS	DATE	BY

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PROFESSIONAL ENGINEER

KHA PROJECT 067783117
DATE AUGUST 2020
SCALE: AS SHOWN
DESIGNED BY: AGD
DRAWN BY: RRJ
CHECKED BY: AEG

EXISTING TREE PLAN
(SHEET 4 OF 4)

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET NUMBER
13

Plotted By:Granados, Alex Date:August 10, 2020 05:18:18pm File Path:K:\aus_civil\067783117--heritage--mh homes\preliminary\Cad\Valoosheets\LC--Existing Tree Plans.dwg
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TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE	
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501	12" OAK	575	8" OAK	665	8" OAK	755	8" OAK	845	13" OAK	935	10" OAK	1026	10" OAK	2043	8" OAK	2134	8" OAK	2224	13" OAK	2315	9" OAK	2405	11" OAK	2495	8" OAK	2585	8" OAK	2675	9" OAK	2765	9" OAK	2855	8" OAK	2945	18" OAK	3035	8" OAK
502	12" OAK	576	9" OAK	666	9" OAK	756	9" OAK	846	17" OAK	936	9" OAK	1027	10" OAK	2044	8" OAK	2135	8" OAK	2225	8" OAK	2316	11" OAK	2406	10" OAK	2496	8" OAK	2586	8" OAK	2676	9" OAK	2766	9" OAK	2856	8" OAK	2946	10" OAK	3036	9" OAK
503	12" OAK	577	10" OAK	667	9" OAK	757	9" OAK	847	8" OAK	937	11" OAK	1028	10" OAK	2045	14" OAK	2136	20" OAK	2226	11" OAK	2317	8" OAK	2407	9" OAK	2497	10" OAK	2587	8" OAK	2677	8" OAK	2767	11" OAK	2857	8" OAK	2947	9" OAK	3037	16" OAK
504	15" OAK	578	8" OAK	668	8" OAK	758	10" OAK	848	9" OAK	938	16.5" OAK	1029	10" OAK	2046	10" OAK	2137	10" OAK	2227	9" OAK	2318	8" OAK	2408	9" OAK	2498	11" OAK	2588	9" OAK	2678	10" OAK	2768	13" OAK	2858	9" OAK	2948	10" OAK	3038	12" OAK
505	11" OAK	579	8" OAK	669	8" OAK	759	11" OAK	849	9" OAK	939	16.5" OAK	1030	9" OAK	2047	12" OAK	2138	16.5" OAK	2228	8" OAK	2319	9" OAK	2409	8" OAK	2499	11.5" OAK	2589	8" OAK	2679	12" OAK	2769	13" OAK	2859	8" OAK	2949	9" OAK	3039	12" OAK
506	9" OAK	580	10" OAK	670	9" OAK	760	11" OAK	850	9" OAK	940	18.5" OAK	1031	9" OAK	2048	9" OAK	2139	8" OAK	2229	11" OAK	2320	10" OAK	2410	11" OAK	2500	9" OAK	2590	10" OAK	2680	8" OAK	2770	8" OAK	2860	8" OAK	2950	8" OAK	3040	9" OAK
507	9" OAK	581	10" OAK	671	9" OAK	761	11" OAK	851	8" OAK	941	18.5" OAK	1032	9" OAK	2049	11" OAK	2140	12" OAK	2230	10" OAK	2321	13" OAK	2411	9" OAK	2501	10" OAK	2591	8" OAK	2681	9" OAK	2771	10" OAK	2861	9" OAK	2951	8" OAK	3041	9" OAK
508	8" OAK	582	12" OAK	672	8" OAK	762	12" OAK	852	11" OAK	942	18.5" OAK	1033	9" OAK	2050	9" OAK	2141	13.5" OAK	2231	14" OAK	2322	13" OAK	2412	11" OAK	2502	9" OAK	2592	8" OAK	2682	15.5" OAK	2772	8" OAK	2862	12" OAK	2952	13" OAK	3042	15" OAK
509	11" OAK	583	16" OAK	673	8" OAK	763	9" OAK	853	8" OAK	943	14" OAK	1034	11" OAK	2051	15" OAK	2142	13" OAK	2232	11" OAK	2323	12" OAK	2413	10" OAK	2503	9" OAK	2593	8" OAK	2683	9" OAK	2773	8" OAK	2863	10" OAK	2953	8" OAK	3043	8" OAK
510	8" OAK	584	17" OAK	674	9" OAK	764	9" OAK	854	11" OAK	944	9" OAK	1035	15" OAK	2052	10" OAK	2143	15" OAK	2233	11" OAK	2324	9" OAK	2414	10" OAK	2504	8" OAK	2594	9" OAK	2684	10.5" OAK	2774	9" OAK	2864	9" OAK	2954	17" OAK	3044	10" OAK
511	9" OAK	585	10" OAK	675	11.5" OAK	765	15.5" OAK	855	9" OAK	945	8" OAK	1036	18.5" OAK	2053	10" OAK	2144	8" OAK	2234	9" OAK	2325	8" OAK	2415	11" OAK	2505	8" OAK	2595	8" OAK	2685	12" OAK	2775	8" OAK	2865	8" OAK	2955	13" OAK	3045	8" OAK
512	10" OAK	586	11" OAK	676	9" OAK	766	11" OAK	856	9" OAK	946	8" OAK	1037	13" OAK	2054	17" OAK	2145	10" OAK	2235	16" OAK	2326	13" OAK	2416	10.5" OAK	2506	11" OAK	2596	8" OAK	2686	11" OAK	2776	8" OAK	2866	10" OAK	2956	11" OAK	3046	9" OAK
513	9" OAK	587	8" OAK	677	8" OAK	767	9" OAK	857	9" OAK	947	8" OAK	1038	13" OAK	2055	10.5" OAK	2146	8" OAK	2236	11" OAK	2327	10" OAK	2417	9" OAK	2507	9" OAK	2597	16" OAK	2687	22" OAK	2777	8" OAK	2867	10" OAK	2957	11" OAK	3047	8" OAK
514	9" OAK	588	8" OAK	678	8" OAK	768	9" OAK	858	11" OAK	948	8" OAK	1039	13" OAK	2056	10.5" OAK	2147	8" OAK	2237	10" OAK	2328	15" OAK	2418	9" OAK	2508	8" OAK	2598	9.5" OAK	2688	9" OAK	2778	8" OAK	2868	9" OAK	2958	12" OAK	3048	8" OAK
515	8" OAK	589	9" OAK	679	8" OAK	769	9" OAK	859	11" OAK	949	11.5" OAK	1040	19" OAK	2057	9" OAK	2148	10" OAK	2238	12" OAK	2329	14" OAK	2419	11.5" OAK	2509	8" OAK	2599	10" OAK	2689	8" OAK	2779	9" OAK	2869	9" OAK	2959	8" OAK	3049	8" OAK
516	8" OAK	590	9" OAK	680	8" OAK	770	8" OAK	860	12" OAK	950	10" OAK	1041	18.5" OAK	2058	9" OAK	2149	8" OAK	2239	14" OAK	2330	9" OAK	2420	8" OAK	2510	10" OAK	2600	9.5" OAK	2690	8" OAK	2780	10" OAK	2870	8" OAK	2960	24" OAK	3050	9" OAK
517	8" OAK	591	8" OAK	681	10" OAK	771	8" OAK	861	8" OAK	951	8" OAK	1042	8" OAK	2059	8" OAK	2150	9" OAK	2240	13" OAK	2331	11" OAK	2421	8" OAK	2511	8" OAK	2601	8" OAK	2691	8" OAK	2781	10" OAK	2871	11" OAK	2961	11" OAK	3051	8" OAK
518	10" OAK	592	10" OAK	682	8" OAK	772	8" OAK	862	8" OAK	952	8" OAK	1043	10" OAK	2060	15" OAK	2151	9" OAK	2241	14" OAK	2332	8" OAK	2422	9" OAK	2512	8" OAK	2602	8" OAK	2692	9" OAK	2782	8" OAK	2872	12" OAK	2962	8" OAK	3052	9" OAK
519	12" OAK	593	11" OAK	683	8" OAK	773	8" OAK	863	13" OAK	953	8" OAK	1044	10" OAK	2061	10" OAK	2152	10" OAK	2242	11" OAK	2333	8" OAK	2423	8" OAK	2513	9.5" OAK	2603	9" OAK	2693	10" OAK	2783	10" OAK	2873	12" OAK	2963	10" OAK	3053	9" OAK
520	12" OAK	594	8" OAK	684	8" OAK	774	10" OAK	864	33" OAK	954	14" OAK	1045	13" OAK	2062	17.5" OAK	2153	9" OAK	2243	11" OAK	2334	9" OAK	2424	9" OAK	2514	8" OAK	2604	15" OAK	2694	11.5" OAK	2784	8" OAK	2874	8" OAK	2964	10" OAK	3054	9" OAK
521	10" OAK	595	8" OAK	685	9" OAK	775	10" OAK	865	12" OAK	955	17" OAK	1046	17" OAK	2063	9" OAK	2154	8" OAK	2244	12" OAK	2335	10" OAK	2425	8" OAK	2515	8" OAK	2605	11" OAK	2695	12" OAK	2785	12" OAK	2875	9" OAK	2965	17" OAK	3055	22" OAK
522	11" OAK	596	9" OAK	686	13" OAK	776	9" OAK	866	9" OAK	956	17" OAK	1047	10" OAK	2064	20" OAK	2155	10" OAK	2245	10" OAK	2336	12.5" OAK	2426	8" OAK	2516	13" OAK	2606	8" OAK	2696	10" OAK	2786	11" OAK	2876	9" OAK	2966	14" OAK	3056	9" OAK
523	10" OAK	597	9" OAK	687	11" OAK	777	13" OAK	867	11" OAK	957	11" OAK	1048	10" OAK	2065	14" OAK	2156	17" OAK	2246	9" OAK	2337	8" OAK	2427	13" OAK	2517	10" OAK	2607	8" OAK	2697	8" OAK	2787	10" OAK	2877	12" OAK	2967	8" OAK	3057	8" OAK
524	10" OAK	598	8" OAK	688	11" OAK	778	15" OAK	868	21" OAK	958	13" OAK	1049	11" OAK	2066	8" OAK	2157	17.5" OAK	2247	9" OAK	2338	15" OAK	2428	9" OAK	2518	8" OAK	2608	8" OAK	2698	9" OAK	2788	9" ELM	2878	9" OAK	2968	14" OAK	3058	8" OAK
525	11" OAK	599	9" OAK	689	8" OAK	779	14" OAK	869	14" OAK	959	14" OAK	1050	8" OAK	2067	31" OAK	2158	11" OAK	2248	8" OAK	2339	8" OAK	2429	10" OAK	2519	10.5" OAK	2609	8" OAK	2699	8" OAK	2789	9" ELM	2879	8" OAK	2969	8" OAK	3059	9" OAK
526	8" OAK	600	8" OAK	690	8" OAK	780	11" OAK	870	14" OAK	960	11" OAK	1051	13" OAK	2068	12" OAK	2159	18" OAK	2249	14" OAK	2340	8" OAK	2430	10" OAK	2520	11" OAK	2610	8" OAK	2700	11" OAK	2790	12" ELM	2880	8" OAK	2970	8" OAK	3060	18" OAK
527	8" OAK	601	9" OAK	691	10" OAK	781	15" OAK	871	9" OAK	961	16.5" OAK	1052	8" OAK	2069	15" OAK	2160	13" OAK	2250	12" OAK	2341	10.5" OAK	2431	11" OAK	2521	10" OAK	2611	9.5" OAK	2701	8" OAK	2791	10" OAK	2881	8" OAK	2971	13" OAK	3061	11" OAK
528	9" OAK	602	8" OAK	692	8" OAK	782	12" OAK	872	9" OAK	962	13" OAK	1053	12" OAK	2070	9" CEDAR ELM	2161	13" OAK	2251	8" OAK	2342	10" OAK	2432	11.5" OAK	2522	11.5" OAK	2612	8" OAK	2702	10" OAK	2792	14.5" OAK	2882	8" OAK	2972	10" OAK	3062	10" OAK
529	9" OAK	603	11" OAK	693	10" OAK	783	13" OAK	873	11" OAK	963	13" OAK	1054	8" OAK	2071	25" OAK	2162	9" OAK	2252	15" OAK	2343	9" OAK	2433	8" OAK	2523	8" OAK	2613	8" OAK	2703	16" OAK	2793	12" OAK	2883	9" OAK	2973	10" OAK	3063	9" OAK
530	8" OAK	604	17" OAK	694	12" OAK	784	16" OAK	874	20" OAK	964	13" OAK	1055	13" OAK	2072	13" OAK	2163	12" OAK	2253	10" OAK	2344	9" OAK	2434	12" OAK	2524	17" OAK	2614	8.5" OAK	2704	8" OAK	2794	10" OAK	2884	30" OAK	2974	18" OAK	3064	8" OAK
531	9" OAK	605	15" OAK	695	9" OAK	785	8" OAK	875	11" OAK	965	13" OAK	1056	8" OAK	2073	16.5" OAK	2164	14" OAK	2254	13" OAK	2345	8" OAK	2435	8" OAK	2525	12" OAK	2615	8" OAK	2705	8" OAK	2795	13" OAK	2885	12" OAK	2975	12" OAK	3065	10" ELM
532	8" OAK	606	20.5" OAK	696	12" OAK	786	8" OAK	876	11" OAK	966	21.5" OAK	1057	12" OAK	2074	20" OAK	2165	8" OAK	2255	8" OAK	2346	9" OAK	2436	18" OAK	2526	12" OAK	2616	8" OAK	2706	10" OAK	2796	10" OAK	2886	17" OAK	2976	11" OAK	3066	9" OAK
533	10" OAK	607	15" OAK	697	11" OAK	787	14" OAK	877	23" OAK	967	17" OAK	1058	8" OAK	2075	13" OAK	2166	8" OAK	2256	14" OAK	2347	9" OAK	2437	8.5MT" OAK	2527	14" OAK	2617	14.5" OAK	2707	9" OAK	2797	13" OAK	2887	8" OAK	2977	12" OAK	3067	10" OAK
534	21" OAK	608	13" OAK	698	8" OAK	788	9" OAK	878	8" OAK	969	12" OAK	1059	9" OAK	2076	9" OAK	2167	11" OAK	2257	15" OAK	2348	8" OAK	2438	11.5" OAK	2528	9" OAK	2618	8" OAK	2708	12.5" OAK	2798	12" OAK	2888	11" OAK	2978	10" OAK	3068	11.5" OAK
535	8" OAK	609	13" OAK	699	10" OAK	789	10" OAK	879	12" OAK	970	12" OAK	1060	8" OAK	2077	25.5" OAK	2168	10.5" OAK	2258	8" OAK	2349	8" OAK	2439	8" OAK	2529	9" OAK	2619	10" OAK	2709	10" OAK	2799	12" OAK	2889	11" OAK	2979	10" OAK	3069	8" OAK
536	8" OAK	610	12" OAK	700	14" OAK	790	17" OAK	880	8" OAK	971	25" OAK	1061	8" OAK	2078	21" OAK	2169	13" OAK	2259	13" OAK	2350	9" OAK	2440	9.5" OAK	2530	13.5" OAK	2620	8" OAK	2710	8" OAK	2800	8" OAK	2890	24" OAK	2980	9" OAK	3070	10" OAK
537	11" OAK	611	11" OAK	701	19.5" OAK	791	15" OAK	881	8" OAK	972	46" OAK	1062	13" OAK	2079	11" OAK	2170	12" OAK	2260	9" OAK	2351	8" OAK	2441	12" OAK	2531	9" OAK	2621	8" OAK	2711	8" OAK	2801	8" OAK	2891	20" OAK	2981	8" OAK	3071	10" OAK
		612	14" OAK	702	11" OAK	792	11" OAK	882	8" OAK	973	36" OAK	1063	13" OAK	2080	16" OAK	2171	8" OAK	2261	11" OAK	2352	8" OAK	2442	8" OAK	2532	8" OAK	2622	9" OAK	2712	11" OAK	2802	9" OAK	2892	13" OAK	2982	8" OAK	3072	11" OAK
		613	17" OAK	703	14" OAK	793	8" OAK	883	10" OAK	974	15" OAK	1064	16.5" OAK	2081	11" OAK	2172	17" OAK	2262	13" OAK	2353	8" OAK	2443	8" OAK	2533	8" OAK	2623	9" OAK	2713	12" OAK	2803	23" OAK	2893	13" OAK	2983	8" OAK	3073	15" OAK
		614	15" OAK	704	9" OAK	794	8" OAK	884	8" OAK	975	9" OAK	1065	15" OAK	2082	9" OAK	2173	10.5" OAK	2263	12" OAK	2354	9" OAK	2444	8" OAK	2534	8" OAK	2624	8" OAK	2714	12" OAK	2804	12" OAK	2894	11" OAK	2984	9" OAK	3074	8" OAK
		615	13" OAK	705	9" OAK	795	13" OAK	885	8" OAK	976	12" OAK	1066	11" OAK	2083	10" OAK	2174	9" OAK	2264	11.5" OAK	2355	9" OAK	2445	18" OAK	2535	8" OAK	2625	9" OAK	2715	8" OAK	2805	10" OAK	2895	9" OAK	2985	9" OAK	3075	12" OAK
		616	13" OAK	706	9" OAK	796	8" OAK	886	10" OAK	977	13" OAK	1067	13" OAK	2084	10" OAK	2175	8" OAK	2265	10" OAK	2356	9" OAK	2446	17" OAK	2536	8" OAK	2626	10" OAK	2716	15" OAK	2806	10" OAK	2896	13" OAK	2986	11" OAK	3076	10" OAK
		617	10" OAK	707	8" OAK	797	10" OAK	887	8" OAK	978	9" OAK	1068	9" OAK	2085	8" OAK	2176	8" OAK	2266	8" OAK	2357	10" OAK	2447	10" OAK	2537	10" OAK	2627	9" OAK	2717	9" OAK	2807	22" OAK	2897	17" OAK	2987	10" OAK	3077	11" OAK
		618	10" OAK	708	8" OAK	798	12" OAK	888	9" OAK	979	11" OAK	1069	9" OAK	2086	10" OAK	2177	8" OAK	2267	8" OAK	2358	8" OAK	2448	17" OAK	2538	9" OAK	2628	8" OAK	2718	11" OAK	2808	12" OAK	2898	15" OAK	2988	10" OAK	3078	8" OAK
		619	9" OAK	709	10" OAK	799	14" OAK	889	10" OAK	980	15" OAK	1070	9" OAK	2087	23" OAK	2178	8" OAK	2268	8" OAK	2359	11" OAK	2449	10" OAK	2539	10" OAK	2629	9" OAK	2719	13.5" OAK	2809	14" OAK	2899	13" OAK	2989	9" OAK	3079	16" OAK
		620	10" OAK	710	8" OAK	800	21" OAK	890	10" OAK	981	15" OAK	1071	11" OAK	2088	8" OAK	2179	10" OAK	2269	8" OAK	2360	10" OAK	2450	12" OAK	2540	10" OAK	2630	17.5" OAK	2720	9" OAK	2810	9" OAK	2900	10" OAK	2990	11" OAK	3080	14" OAK
		621	9" OAK	711	14" OAK	801	12" OAK	891	16" OAK	982	11" OAK	1072	13" OAK	2089	8" OAK	2180	9" OAK	2270	10" OAK	2361	10" OAK	2451	13" OAK	2541	9.5" OAK	2631	8" OAK	2721	14" OAK	2811	9" OAK	2901	13" OAK	2991	10" OAK	3081	10" OAK
		622	8" OAK	712	8" OAK	802	20" OAK	892	9" OAK	983	11" OAK	2000	21" OAK	2090	10" OAK	2181	9" OAK	2271	8" OAK	2362	8" OAK	2452	12" OAK	2542	8" OAK	2632	9" OAK	2722	16" OAK	2812	14" OAK	2902	10" OAK	2992	11" OAK	3082	10" OAK
		623	8" OAK	713	11" OAK	803	13" OAK	893	16.5" OAK	984	13" OAK	2001	18" OAK	2091	9" OAK	2182	8" OAK	2272	8" OAK	2363	11" OAK	2453	8" OAK	2543	8" OAK	2633	12" OAK	2723	9" OAK	2813	9" OAK	2903	11" OAK	2993	10" OAK	3083	10" OAK
		624	8" OAK	714	8" OAK	804	13" OAK	894	16" OAK	985	11" OAK	2002	10" OAK	2092	14" OAK	2183	8" OAK	2273	8" OAK	2364	9" OAK	2454	11" OAK	2544	8" OAK	2634	16" OAK	2724	8" OAK	2814	10" OAK	2904	12" OAK	2994	8" OAK	3084	13" OAK
		625	8" OAK	715	8" OAK	805	17.5" OAK	895	14" OAK	986	11" OAK	2003	8" OAK	2093	9" OAK	2184	13.5" OAK	2274	10" OAK	2365	8" OAK	2455	11" OAK	2545	8" OAK	2635	9" OAK	2725	9" OAK	2815	12" OAK	2905	11" OAK	2995	9" OAK	3085	17" OAK
		626	9" OAK	716	10" OAK	806	14" OAK	896	13" OAK	987	11" OAK	2004	9" OAK	2094	12" OAK	2185	10" OAK	2275	12" OAK	2366	11" OAK	2456	9" OAK	2546	8" OAK	2636	8" OAK	2726	16" OAK	2816	19.5" OAK	2906	24" OAK	2996	11" OAK	3086	9" OAK
		627	9" OAK	717	8" OAK

TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE	
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
3108	8" OAK	3198	12" OAK	3288	8" OAK	3400	8" OAK	4005	11" OAK	4127	13" OAK	4217	10" OAK	4307	13" OAK	4397	9" OAK	4487	16" OAK	4577	13" OAK	4884	10" OAK	4974	9" OAK	5064	9" OAK	5420	12" OAK	6320	9" OAK	8059	32" OAK	8149	9" OAK	9082	19.5" OAK	9172	8" OAK
3109	8" OAK	3199	11" OAK	3289	10" OAK	3401	8" OAK	4006	10" OAK	4128	11" OAK	4218	13" OAK	4308	14" OAK	4398	10" OAK	4488	16" OAK	4578	14" OAK	4885	18" OAK	4975	13" OAK	5065	9" OAK	5430	12" OAK	6330	9" OAK	8060	9" OAK	8150	15" OAK	9083	12" OAK	9173	8" OAK
3110	9" OAK	3200	19" OAK	3290	14" OAK	3402	8" OAK	4007	10" OAK	4129	13" OAK	4219	8" OAK	4309	25.5" OAK	4399	23" OAK	4489	10" OAK	4579	18" OAK	4886	16" OAK	4976	12" OAK	5066	10" OAK	5440	13" OAK	6340	10" OAK	8061	15" OAK	8151	8" OAK	9084	10" OAK	9174	9" OAK
3111	10" OAK	3201	11" OAK	3291	10" OAK	3403	8" OAK	4008	12" OAK	4130	10" OAK	4220	9" OAK	4310	15" OAK	4400	13" OAK	4490	18" OAK	4580	16" OAK	4887	20" OAK	4977	15" OAK	5067	10" OAK	5450	12" OAK	6350	11" OAK	8062	22" OAK	8152	8" OAK	9085	8" OAK	9175	8" OAK
3112	12" OAK	3202	13" OAK	3292	17" OAK	3404	8" OAK	4009	8" OAK	4131	10" OAK	4221	9" OAK	4311	9" OAK	4401	13" OAK	4491	10" OAK	4581	16" OAK	4888	18" OAK	4978	11" OAK	5068	10" OAK	5460	11" OAK	6360	11" OAK	8063	14" OAK	8153	17" OAK	9086	8" OAK	9176	8" OAK
3113	10" OAK	3203	10" OAK	3293	8" OAK	3408	10" OAK	4010	10" OAK	4132	9" OAK	4222	11" OAK	4312	9" OAK	4402	15.5" OAK	4492	16.5" OAK	4582	9" OAK	4889	13" OAK	4979	10" OAK	5069	11" OAK	5470	11" OAK	6370	10" OAK	8064	14" OAK	8154	8" OAK	9087	9" OAK	9177	11" OAK
3114	9" OAK	3204	12" OAK	3294	13.5" OAK	3409	13" OAK	4011	8" OAK	4133	9" OAK	4223	8" OAK	4313	9" OAK	4403	18" OAK	4493	10" OAK	4583	16.5" OAK	4890	22" OAK	4980	10" OAK	5070	13" OAK	5480	10" OAK	6380	10" OAK	8065	19" OAK	8155	10" OAK	9088	9" OAK	9178	8" OAK
3115	10" OAK	3205	13" OAK	3295	21" OAK	3410	9" OAK	4012	19" OAK	4134	16" OAK	4224	8" OAK	4314	11" OAK	4404	12" OAK	4494	22" OAK	4584	21" OAK	4891	15" OAK	4981	10" OAK	5071	8" OAK	5490	8" OAK	6390	8" OAK	8066	19" OAK	8156	9" OAK	9089	8" OAK	9179	9" OAK
3116	11" OAK	3206	13" OAK	3296	8" OAK	3411	11" OAK	4013	13" OAK	4135	8" OAK	4225	9" OAK	4315	10" OAK	4405	9" OAK	4495	10" OAK	4585	12" OAK	4892	9" OAK	4982	10" OAK	5072	11" OAK	5500	10" OAK	6400	9" OAK	8067	19" OAK	9000	9" OAK	9090	8" OAK	9180	25" OAK
3117	10" OAK	3207	11" OAK	3297	18.5" OAK	3412	8" OAK	4014	20.5" OAK	4136	14.5" OAK	4226	9" OAK	4316	13" OAK	4406	11" OAK	4496	15" OAK	4586	12" OAK	4893	11" OAK	4983	12" OAK	5073	10" OAK	5510	13" OAK	6410	10" OAK	8068	19" OAK	9001	10" OAK	9091	9" OAK	9181	9" OAK
3118	10" OAK	3208	8" OAK	3298	14.5" OAK	3414	14" OAK	4015	20" OAK	4137	14" OAK	4227	10" OAK	4317	10" OAK	4407	11" OAK	4497	13" OAK	4587	12" OAK	4894	11" OAK	4984	12" OAK	5074	8" OAK	5520	12" OAK	6420	10" OAK	8069	26" OAK	9002	8" OAK	9092	8" OAK	9182	17" OAK
3119	10" OAK	3209	9" OAK	3299	9" OAK	3415	10" OAK	4016	22.5" OAK	4138	14.5" OAK	4228	15" OAK	4318	19.5" OAK	4408	11" OAK	4498	11" OAK	4588	17" OAK	4895	23" OAK	4985	9" OAK	5075	10" OAK	5530	15" OAK	6430	8" OAK	8070	19" OAK	9003	11" OAK	9093	10" OAK	9183	10" OAK
3120	14" OAK	3210	8" OAK	3300	8" OAK	3416	8" OAK	4017	28" OAK	4139	10" OAK	4229	9" OAK	4319	19.5" OAK	4409	20" OAK	4499	15" OAK	4589	14" OAK	4896	19" OAK	4986	12" OAK	5076	8" OAK	5540	9" OAK	6440	10" OAK	8071	17" OAK	9004	8" OAK	9094	10" OAK	9184	9" OAK
3121	8" OAK	3211	9" OAK	3301	11.5" OAK	3417	8" OAK	4018	21..5" OAK	4140	9" OAK	4230	8" OAK	4320	15" OAK	4410	11" OAK	4500	15" OAK	4590	13" OAK	4897	13" OAK	4987	12" OAK	5077	12" OAK	5550	9" OAK	6450	10" OAK	8072	15" OAK	9005	9" OAK	9095	8" OAK	9185	8" OAK
3122	16.5" OAK	3212	9" OAK	3302	11.5" OAK	3418	9" OAK	4019	16" OAK	4141	13" OAK	4231	9" OAK	4321	15" OAK	4411	8" OAK	4501	18" OAK	4591	8" OAK	4898	22" OAK	4988	17" OAK	5078	8" OAK	5560	10" OAK	6460	8" OAK	8073	20" OAK	9006	9" OAK	9096	8" OAK	9186	11.5" OAK
3123	12" OAK	3213	9" OAK	3303	11.5" OAK	3419	12" OAK	4020	18" OAK	4142	18" OAK	4232	9" OAK	4322	9" OAK	4412	8" OAK	4502	12.5" OAK	4592	15" OAK	4899	15" OAK	4989	17" OAK	5079	11" OAK	5570	10" OAK	6470	13" OAK	8074	8" OAK	9007	16" OAK	9097	10" OAK	9187	8" OAK
3124	8" OAK	3214	8" OAK	3304	16" OAK	3422	10" ELM	4053	12" OAK	4143	17" OAK	4233	12" OAK	4323	14" OAK	4413	9" OAK	4503	11" OAK	4593	9" OAK	4900	9" OAK	4990	12" OAK	5080	11" OAK	5580	9" OAK	6480	11" OAK	8075	9" OAK	9008	8" OAK	9098	12" OAK	9188	18" OAK
3125	11" ELM	3215	12" OAK	3305	10.5" OAK	3423	8" OAK	4054	9" OAK	4144	12" OAK	4234	16" OAK	4324	11" OAK	4414	10" OAK	4504	11" OAK	4594	13" OAK	4901	9" OAK	4991	14" OAK	5081	37" OAK	5590	8" OAK	6490	16" OAK	8076	9" OAK	9009	8" OAK	9099	11" OAK	9189	14" OAK
3126	10" ELM	3216	10" OAK	3306	11" OAK	3434	14" OAK	4055	11" OAK	4145	13" OAK	4235	13" OAK	4325	14.5" OAK	4415	12" OAK	4505	9" OAK	4595	13" OAK	4902	12" OAK	4992	12" OAK	5082	19" OAK	5600	9" OAK	6500	8" OAK	8077	21" OAK	9010	8" OAK	9100	15" OAK	9190	13" OAK
3127	18.5" OAK	3217	8" OAK	3307	11" OAK	3438	13" HACKBERRY	4056	8" OAK	4146	9" OAK	4236	15" OAK	4326	9" OAK	4416	15" OAK	4506	9" OAK	4596	11" OAK	4903	12" OAK	4993	17" OAK	5083	19" OAK	5610	9" OAK	6510	12" OAK	8078	17" OAK	9011	9" OAK	9101	8" OAK	9191	8" OAK
3128	10.5" OAK	3218	21" OAK	3308	8" OAK	3445	11" OAK	4057	8" OAK	4147	10" OAK	4237	23.5" OAK	4327	9" OAK	4417	10" OAK	4507	11.5" OAK	4597	11" OAK	4904	12" OAK	4994	17" OAK	5084	16" OAK	5620	10" OAK	6520	11" OAK	8079	30" OAK	9012	8" OAK	9102	8" OAK	9192	9" OAK
3129	8" OAK	3219	10" OAK	3309	10" OAK	3448	10" OAK	4058	11" OAK	4148	10" OAK	4238	16.5" OAK	4328	8" OAK	4418	10" OAK	4508	12" OAK	4598	16" OAK	4905	12" OAK	4995	16" OAK	5085	8" OAK	5630	10" OAK	6530	8" OAK	8080	20" OAK	9013	8" OAK	9103	13" OAK	9193	8" OAK
3130	11" OAK	3220	9" OAK	3310	14" OAK	3449	9" OAK	4059	10" OAK	4149	17.5" OAK	4239	13" OAK	4329	8" OAK	4419	19.5" OAK	4509	11" OAK	4599	14" OAK	4906	11" OAK	4996	20" OAK	5086	9" OAK	5640	11" OAK	6540	8" OAK	8081	11" OAK	9014	8" OAK	9104	12" OAK	9194	13" OAK
3131	10" OAK	3221	13" OAK	3311	9" OAK	3491	8" OAK	4060	10" OAK	4150	16" OAK	4240	13" OAK	4330	11" OAK	4420	12" OAK	4510	9" OAK	4600	17" OAK	4907	11" OAK	4997	16" OAK	5087	10" OAK	5650	13" OAK	6550	27" OAK	8082	16" OAK	9015	9" OAK	9105	8" OAK	9195	13" OAK
3132	13.5" OAK	3222	17" OAK	3312	11" OAK	3495	8" OAK	4061	16" OAK	4151	9" OAK	4241	8" OAK	4331	11" OAK	4421	13" OAK	4511	9" OAK	4601	17" OAK	4908	8" OAK	4998	10" OAK	5088	11" OAK	5660	10" OAK	6560	10" OAK	8083	23" OAK	9016	8" OAK	9106	10" OAK	9196	9" OAK
3133	14" OAK	3223	8" OAK	3313	15" OAK	3496	9" OAK	4062	12" OAK	4152	10" OAK	4242	9" OAK	4332	10" OAK	4422	13" OAK	4512	9" OAK	4602	15" OAK	4909	9" OAK	4999	13" OAK	5089	7" OAK	5670	11" OAK	6570	27" OAK	8084	16" OAK	9017	14" OAK	9107	13" OAK	9197	20" OAK
3134	16" OAK	3224	12" OAK	3314	10" OAK	3500	17" OAK	4063	9" OAK	4153	11" OAK	4243	10" OAK	4333	12" OAK	4423	1:1" OAK	4513	8" OAK	4603	13" CEDAR ELM	4910	10" OAK	5000	17" OAK	5090	13" OAK	5680	11" OAK	6580	12" OAK	8085	16" OAK	9018	8" OAK	9108	13" OAK	9198	13" OAK
3135	8" OAK	3225	9.5" OAK	3315	10" OAK	3501	24" OAK	4064	9" OAK	4154	16" OAK	4244	10" OAK	4334	10" OAK	4424	1:1" OAK	4514	17" OAK	4604	13" CEDAR ELM	4911	15" OAK	5001	9" OAK	5091	9" OAK	5690	11" OAK	6590	21" OAK	8086	18" OAK	9019	8" OAK	9109	9" OAK	9199	8" OAK
3136	13.5" OAK	3226	8" OAK	3316	9" OAK	3502	27" OAK	4065	12" OAK	4155	9" OAK	4245	17" OAK	4335	10" OAK	4425	9" OAK	4515	12.5" OAK	4605	13" OAK	4912	24" OAK	5002	11" OAK	5092	9" OAK	5700	14" OAK	6600	12" OAK	8087	18" OAK	9020	9" OAK	9110	8" OAK	9200	20" OAK
3137	8" OAK	3227	9" OAK	3317	13" OAK	3503	16" OAK	4066	10" OAK	4156	12" OAK	4246	13" OAK	4336	10" OAK	4426	9" OAK	4516	12" OAK	4606	8" OAK	4913	11" OAK	5003	14" OAK	5093	10" OAK	5710	8" OAK	6610	11" OAK	8088	9" OAK	9021	10" OAK	9111	8" OAK	9201	13" OAK
3138	10" OAK	3228	8" OAK	3318	15" OAK	3504	16" OAK	4067	10" OAK	4157	11.5" OAK	4247	12" OAK	4337	14.5" OAK	4427	1:1" OAK	4517	10" OAK	4607	9" OAK	4914	8" OAK	5004	11" OAK	5094	11" OAK	5720	8" OAK	6620	10" OAK	8089	10" OAK	9022	10" OAK	9112	11" OAK	9202	10" HACKBERRY
3139	10" OAK	3229	8" OAK	3319	13" OAK	3505	16" OAK	4068	9" OAK	4158	9" OAK	4248	9" OAK	4338	8" OAK	4428	1:1" OAK	4518	10" OAK	4608	23" OAK	4915	8" OAK	5005	10" OAK	5095	12" OAK	5730	14" OAK	8000	10" OAK	8090	16" OAK	9023	10" OAK	9113	9" OAK	9203	10" HACKBERRY
3140	10" OAK	3230	8" OAK	3320	11" OAK	3506	10" OAK	4069	8" OAK	4159	9" OAK	4249	16.5" OAK	4339	9" OAK	4429	1:1" OAK	4519	13" OAK	4609	9" OAK	4916	14" OAK	5006	9" OAK	5096	8" OAK	5740	11" OAK	8001	16" CEDAR ELM	8091	12" OAK	9024	8" OAK	9114	8" OAK	9204	27" OAK
3141	10" OAK	3231	9" OAK	3321	8" OAK	3507	12" OAK	4070	9" OAK	4160	38.5" OAK	4250	9" OAK	4340	9" OAK	4430	1:1" OAK	4520	13" OAK	4610	8" OAK	4917	8" OAK	5007	10" OAK	5097	8" OAK	5750	10" OAK	8002	9" OAK	8092	12" OAK	9025	8" OAK	9115	8" OAK	9205	18" OAK
3142	12" OAK	3232	8" OAK	3322	12" OAK	3508	10" OAK	4071	9" OAK	4161	14.5" OAK	4251	12" OAK	4341	11" OAK	4431	1:1" OAK	4521	11" OAK	4611	9" OAK	4918	17" OAK	5008	9" OAK	5098	9" OAK	5760	10" OAK	8003	8" OAK	8093	10" OAK	9026	9" OAK	9116	10" OAK	9206	18" OAK
3143	8" OAK	3233	9" OAK	3323	15.5" OAK	3509	8" OAK	4072	14" OAK	4162	10" OAK	4252	9" OAK	4342	11" OAK	4432	10" OAK	4522	11" OAK	4612	10" OAK	4919	8" OAK	5009	8" OAK	5099	11" OAK	5770	11" OAK	8004	9" OAK	8094	17" OAK	9027	14" OAK	9117	8" OAK	9207	16" OAK
3144	14.5" OAK	3234	10" OAK	3324	9" OAK	3511	16" OAK	4073	12" OAK	4163	19" OAK	4253	8" OAK	4343	11" OAK	4433	10" OAK	4523	10" OAK	4613	10" OAK	4920	27" OAK	5010	10" OAK	5100	11" OAK	5780	20" OAK	8005	14" OAK	8095	19" OAK	9028	8" OAK	9118	8" OAK	9208	9" OAK
3145	11.5" OAK	3235	13" OAK	3338	10" CEDAR ELM	3512	8" OAK	4074	12" OAK	4164	10" OAK	4254	31" OAK	4344	10" OAK	4434	10" OAK	4524	10" OAK	4614	10" OAK	4921	14" OAK	5011	9" OAK	5101	11" OAK	5790	23" OAK	8006	8" OAK	8096	14" OAK	9029	9" OAK	9119	9" OAK	9209	9" OAK
3146	10" OAK	3236	9" OAK	3339	13" CEDAR ELM	3513	12" OAK	4075	10" OAK	4165	10" OAK	4255	10" OAK	4345	10" OAK	4435	10" OAK	4525	10" OAK	4615	10" OAK	4922	11" OAK	5012	11" OAK	5102	8" OAK	5800	22" OAK	8007	9" CEDAR ELM	8097	12" OAK	9030	10" OAK	9120	10" OAK	9210	9" OAK
3147	10" OAK	3237	8" OAK	3340	10" CEDAR ELM	3514	16" OAK	4076	10" OAK	4166	10" OAK	4256	12" OAK	4346	11" OAK	4436	10" OAK	4526	13.5" OAK	4616	12" OAK	4923	11" OAK	5013	10" OAK	5103	8" OAK	5810	20" OAK	8008	12" CEDAR ELM	8098	20" OAK	9031	8" OAK	9121	9" OAK	9211	8" OAK
3148	9" OAK	3238	8" OAK	3341	8" CEDAR ELM	3515	9" OAK	4077	9" OAK	4167	12" OAK	4257	11" OAK	4347	13.5" OAK	4437	8" OAK	4527	8" OAK	4617	10" OAK	4924	24" OAK	5014	12" OAK	5104	8" OAK	5820	11.5" OAK	8009	18" CEDAR ELM	8099	27" OAK	9032	10" OAK	9122	8" OAK	9212	9" OAK
3149	8" OAK	3239	8" OAK	3342	9" CEDAR ELM	3516	8" OAK	4078	12" OAK	4168	10" OAK	4258	15" OAK	4348	11" OAK	4438	8" OAK	4528	8" OAK	4618	16" OAK	4925	12" OAK	5015	8" OAK	5105	9" OAK	5830	9" OAK	8010	13" OAK	8100	12" OAK	9033	8" OAK	9123	8" OAK	9213	10" OAK
3150	8" OAK	3240	8" OAK	3343	10" CEDAR ELM	3518	10" OAK	4079	9" OAK	4169	10" OAK	4259	10" OAK	4349	13" OAK	4439	17" OAK	4529	9" OAK	4619	11" OAK	4926	10" OAK	5016	9" OAK	5106	9" OAK	5840	14" OAK	8011	18" OAK	8101	9" OAK	9034	8" OAK	9124	13" OAK	9214	9" OAK
3151	10" OAK	3241	8" OAK	3344	10" CEDAR ELM	3519	16" OAK	4080	23" OAK	4170	10" OAK	4260	13.5" OAK	4350	8" OAK	4440	13" OAK	4530	9" OAK	4620	12" OAK	4927	10" OAK	5017	10" OAK	5107	9" OAK	5850	11" OAK	8012	11" OAK	8102	12" OAK	9035	9" OAK	9125	10" OAK	9215	9" OAK
3152	12" OAK	3242	9" OAK	3345	10" CEDAR ELM	3520	8" OAK	4081	9" OAK	4171	11" OAK	4261	10" OAK	4351	9" OAK	4441	8" OAK	4531	8" OAK	4621	15" OAK	4928	10" OAK	5018	10" OAK	5108	16" OAK	5860	16.5" OAK	8013	12" OAK	8103	19" OAK	9036	8" OAK	9126	10" OAK	9216	9" OAK
3153	10" ELM	3243	11" OAK	3346	15" OAK	3521	10" OAK	4082	12" OAK	4172	14" OAK	4262	12" OAK	4352	9" OAK	4442	9" OAK	4532	13" OAK	4622	24" OAK	4929	27" OAK	5019	8" OAK	5109	9" OAK	5870	15" OAK MT	8014	10" OAK	8104	19" OAK	9037	10" OAK	9127	8" OAK	9217	9" OAK
3154	15" ELM	3244	9" OAK	3347	12" OAK	3523	14" OAK	4083	9" OAK	4173	9" OAK	4263	13" OAK	4353	9" OAK	4443	9" OAK	4533	19" OAK	4623	8" OAK	4930	8" OAK	5020	12" OAK	5110	8" OAK	5880	13" OAK	8015	10" OAK	8105	14" OAK	9038	10" OAK	9128	8" OAK	9218	11" OAK
3155	23" OAK	3245	9" OAK	3348	12" OAK	3524	8" OAK	4084	11" OAK	4174	19" OAK	4264	11" OAK	4354	18.5" OAK	4444	9" OAK	4534	8" OAK	4624	10" OAK	4931	16" OAK	5021	9" OAK	5111	9" OAK	5890	11" OAK	8016	11" OAK	8106	14" OAK	9039	9" OAK	9129	11" OAK	9219	11" OAK
3156	11.5" ELM	3246	9" OAK	3349	9" OAK	3525	11" OAK	4085	17" OAK	4175	14" OAK	4265	11" OAK	4355	13" OAK	4445	13" OAK	4535	13" OAK	4625	10" OAK	4932	8" OAK	5022	15" OAK	5112	12" OAK	5900	11" OAK	8017	11" OAK	8107	18" OAK	9040	8" OAK	9130	10" OAK	9220	9" OAK
3157	17.5" ELM	3247	8" OAK	3350	8" OAK	3526	10" OAK	4086	10" OAK	4176	8" OAK	4266	14.5" OAK	4356	14" OAK	4446	21" OAK	4536	13" OAK	4626	10" OAK	4933	13" OAK	5023	9" OAK	5113	9" OAK	5910	20" OAK	8018	14" OAK	8108	21" OAK	9041	8" OAK	9131	8" OAK	9221	11" OAK
3158	15" ELM	3248	19" CEDAR ELM	3351	28" OAK	3527	13" OAK	4087	11" OAK	4177	8" OAK	4267	12" OAK	4357	14" OAK	4447	14.5" OAK	4537	11" OAK	4627	9" OAK	4934	8" OAK	5024	10" OAK	5114	9" OAK	5920	11" OAK	8019	14" OAK	8109	10" OAK	9042	11" OAK	9132	9" OAK	9222	11" OAK
3159	10" OAK	3249	10" OAK	3352	21" OAK	3528	12" OAK	4088	19" OAK	4178	17.5" OAK	4268	8" OAK	4358	10" OAK	4448	9" OAK	4538	11" OAK	4628	9" OAK	4935	10" OAK	5025	8" OAK	5115	9" OAK	5930	11" OAK	8020	13" OAK	8110	8" OAK	9043	8" OAK	9133	10" OAK	9223	11" OAK
3160	20" OAK	3250	10" OAK	3353	9" CEDAR ELM	3529	11" OAK	4089	8" OAK	4179	15" OAK	4269	10" OAK	4359	10" OAK	4449	9" OAK	4539	12" OAK	4629	8" OAK	4936	9" OAK	5026	8" OAK	5116	9" OAK	5940	10" OAK	8021	11" OAK	8111	8" OAK	9044	9" OAK	9134	12" OAK	9224	33" OAK
3161	8" OAK	3251	8" OAK	3354	27" OAK	3530	11" OAK	4090	12" OAK	4180	11" OAK	4270	10" OAK	4360	10" OAK	4450	15" OAK	4540	15" OAK	4630	13" OAK	4937	8" OAK	5027	12" OAK	5117	8" OAK	5950	8" OAK	8022	11" OAK	8112	9" OAK	9045	8" OAK	9135	8" OAK	9225	8" OAK
3162	15" OAK	3252	9" OAK	3355	8" OAK	3531	10" OAK	4091	8" OAK	4181	8" OAK	4271	17.5" OAK	4361	11" OAK	4451	14" OAK	4541	10" OAK	4631	13" OAK	4938	8" OAK	5028	8" OAK	5118	8" OAK	5960	8" OAK	8023	11" OAK	8113	9" OAK	9046	8" OAK	9136	9" OAK	9226	10" OAK
3163	14.5" OAK	3253	10" OAK	3356	14" OAK	3532	8" OAK	4092	10" OAK	4182	9" OAK	4272	8" OAK	4362	9" OAK	4452	13" OAK	4542	18" OAK	4632	8" OAK	4939	8" OAK	5029	10" OAK	5119	9" OAK	5970	18" OAK	8024	10" OAK	8114	9" OAK	9047	10" OAK	9137	14" OAK	9227	10" OAK
3164	18" OAK	3254	10" OAK	3357	9" CEDAR ELM	3533	13" OAK	4093	8" OAK	4183	13" OAK	4273	9" OAK	4363	9" OAK	4453	13" OAK	4543	9" OAK	4633	13" OAK	4940	13" OAK	5030	9" OAK	5120	14" OAK	5980	14" OAK	8025	12" OAK	8115	25" OAK	9048	8" OAK	9138	8" OAK	9228	10" OAK
3165	9" OAK	3255	18" OAK	3358	8" CEDAR ELM	3534	12" OAK	4094	10" OAK	4184	13" OAK	4274	9" OAK	4364	12.5" OAK	4454	16.5" OAK	4544	12" OAK	4634	9" OAK	4941	13" OAK	5031	8" OAK	5121	10" OAK	5990	15" OAK	8026	14" OAK	8116	10" OAK	9049	9" OAK	9139	8" OAK	9229	8" OAK
3166	8" OAK	3256	8" OAK	3363	20" CEDAR ELM	3535	18" OAK	4095	8" OAK	4185	9" OAK	4275	22" OAK	4365	9" OAK	4455	15" OAK	4545	12" OAK	4635	8" OAK	4942	13" OAK	5032	11" OAK	5122	12" OAK	6000	15" OAK	8027	8" OAK	8117	8" OAK	9050	10" OAK	9140	8" OAK	9230	8" OAK
3167	9" OAK	3257	11.5" OAK	3365	9" CEDAR ELM	3536	12" OAK	4096	9" OAK	4186	10" OAK	4276	12" OAK	4366	8" OAK	4456	1:1" OAK	4546	10" OAK	4636	8" OAK	4943	11" OAK	5033	10" OAK	5123	8" OAK	6010	16" OAK	8028	8" OAK	8118	8" OAK	9051	9" OAK	9141	8" OAK	9231	10" OAK
3168	8" OAK	3258	12" OAK	3366	9" CEDAR ELM	3550	10" OAK	4097	8" OAK	4187	19.5" CEDAR ELM	4277	12" OAK	4367	10" OAK	4457	8" OAK	4547	10" OAK	4637	9" OAK	4944	15" OAK	5034	11" OAK	5124	13" OAK	6020	21" OAK	8029	10" OAK	8119	8" OAK	9052	8" OAK	9142	9" OAK	9232	9" OAK
3169	20" OAK	3259	8" OAK	3367	8" CEDAR ELM	3551	9" OAK	4098	10" OAK	4188	9" OAK	4278	8" OAK	4368	10" OAK	4458	8" OAK	4548	10" OAK	4638	12.5" OAK	4945	13" OAK	5035	8" OAK	5125	9" OAK	6030	10" OAK	8030	10" OAK	8120	8" OAK	9053	8" OAK	9143	8" OAK	9233	9" OAK
3170	8" OAK	3260	8" OAK	3368	13" OAK	3560	10" OAK	4099	12" OAK	4189	9" OAK	4279	8" OAK	4369	10" OAK	4459	13" OAK	4549	11" OAK	4639	13.5" OAK	4946	13" OAK	5036	20" OAK	5126	8" OAK	6040	15" OAK	8031	10" OAK	8121	8" OAK	9054	9" OAK

TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE	
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
9262	9" OAK	9353	10" OAK	9443	11" OAK	9638	8" OAK	9764	17" OAK	11066	9" OAK	11156	9" OAK	11246	9" OAK	14272	11" OAK	14471	34" OAK
9263	10" OAK	9354	8" OAK	9444	10" OAK	9639	19" OAK	9765	15" OAK	11067	15" OAK	11157	9" OAK	11247	10" OAK	14273	11" OAK	14472	9" OAK
9264	10" OAK	9355	9" OAK	9445	14" OAK	9640	18" OAK	9766	17" OAK	11068	8" OAK	11158	14" OAK	11248	9" OAK	14274	11" OAK	14485	9" OAK
9265	8" OAK	9356	8" OAK	9446	12" OAK	9641	12" OAK	9767	9" OAK	11069	8" OAK	11159	8" OAK	11249	8" OAK	14275	8" OAK	14486	9" OAK
9266	16" OAK	9357	9" OAK	9447	12" OAK	9642	20" OAK	9768	40" OAK	11070	9" HACKBERRY	11160	11" OAK	11250	9" OAK	14276	15" OAK	14487	8" OAK
9267	9" OAK	9358	9" OAK	9448	14" OAK	9643	13" OAK	9769	11" OAK	11071	8" OAK	11161	8" OAK	11251	8" OAK	14277	18" OAK	14488	8" OAK
9268	9" OAK	9359	9" OAK	9449	10" OAK	9644	12" OAK	9770	8" OAK	11072	9" OAK	11162	8" OAK	11252	8" OAK	14278	25" OAK	14489	9" OAK
9269	14" OAK	9360	9" OAK	9450	12" OAK	9645	11" OAK	9771	21" OAK	11073	8" OAK	11163	9" OAK	11253	11" OAK	14279	15" OAK	14490	27" OAK
9270	12" OAK	9361	9" OAK	9451	9" OAK	9646	11" OAK	9772	14" OAK	11074	8" OAK	11164	10" OAK	11254	11" OAK	14280	15" OAK	14491	27" OAK
9271	8" OAK	9362	10" OAK	9452	8" OAK	9647	11" OAK	9773	8" OAK	11075	12" OAK	11165	10" OAK	11255	12" OAK	14281	16" OAK	14492	13" OAK
9272	12.5" OAK	9363	14" OAK	9453	16" OAK	9648	8" OAK	9774	13" OAK	11076	19" OAK	11166	12" OAK	11256	9" OAK	14282	15" OAK	14495	9" OAK
9273	9" OAK	9364	8" OAK	9454	20" OAK	9649	9" OAK	9775	13" OAK	11077	19" OAK	11167	8" OAK	11257	9" OAK	14298	11" OAK	14502	10" OAK
9274	8" OAK	9365	8" OAK	9455	8" OAK	9650	9" OAK	9776	9" OAK	11078	19" OAK	11168	8" OAK	11258	10" OAK	14299	11" OAK	14511	16" OAK
9275	8" OAK	9366	9" OAK	9456	11" OAK	9651	30" OAK	9777	10" OAK	11079	9" OAK	11169	10" OAK	11259	8" OAK	14300	11" OAK	14517	9" OAK
9276	8" OAK	9367	14" OAK	9457	12" OAK	9652	10" OAK	9778	10" OAK	11080	9" OAK	11170	10" OAK	12000	8" OAK	14301	8" OAK	14518	9" OAK
9277	8" OAK	9368	15" OAK	9458	11" OAK	9653	20" OAK	9779	20" OAK	11081	17" OAK	11171	13" OAK	12001	12" OAK	14302	10" OAK	14519	14" OAK
9278	8" OAK	9369	12" OAK	9459	12" OAK	9654	15" OAK	9780	9" OAK	11082	8" OAK	11172	11" OAK	12002	14" OAK	14303	10" OAK	14520	10" OAK
9279	8" OAK	9370	12" OAK	9460	12" OAK	9655	11" OAK	9781	11" OAK	11083	9" OAK	11173	11" OAK	12003	8" OAK	14304	9" OAK	14521	11" OAK
9280	9" OAK	9371	15" OAK	9461	9" OAK	9656	11" OAK	9782	10" OAK	11084	9" HACKBERRY	11174	11" OAK	12004	8" OAK	14305	10" OAK	14522	11" OAK
9281	8" OAK	9372	15" OAK	9462	10" OAK	9657	8" OAK	9783	16" OAK	11085	8" OAK	11175	11" OAK	12005	8" OAK	14306	8" OAK	14523	13" OAK
9282	9" OAK	9373	8" OAK	9463	9" OAK	9658	8" OAK	9784	21" OAK	11086	11" OAK	11176	8" OAK	12006	8" OAK	14312	14" OAK	14524	9" OAK
9283	8" OAK	9374	10" OAK	9464	10" OAK	9659	8" OAK	9785	14" OAK	11087	12" OAK	11177	11" OAK	12007	14" OAK	14313	12" OAK	14525	11" OAK
9284	8" OAK	9375	13" OAK	9465	14" OAK	9660	9" OAK	9794	13" OAK	11088	14" OAK	11178	11" OAK	12008	8" OAK	14316	8" OAK	14526	12" OAK
9285	9" OAK	9376	14" OAK	9466	10" OAK	9661	8" OAK	9795	8" OAK	11089	8" OAK	11179	11" OAK	12009	8" OAK	14317	14" OAK	14527	18" OAK
9286	14" OAK	9377	8" OAK	9467	10" OAK	9662	8" OAK	11000	8" OAK	11090	9" OAK	11180	11" OAK	12010	13" OAK	14318	9" OAK	14528	12" OAK
9287	9" OAK	9378	9" OAK	9468	12" OAK	9663	10" OAK	11001	12" OAK	11091	10" OAK	11181	10" OAK	12011	13" OAK	14319	8" OAK	14529	14" OAK
9288	8" OAK	9379	11" OAK	9469	20" OAK	9664	8" OAK	11002	14" OAK	11092	9" OAK	11182	14" OAK	12012	12" OAK	14330	13" OAK	14530	14" OAK
9289	8" OAK	9380	8" OAK	9470	14" OAK	9665	10" OAK	11003	8" OAK	11093	8" OAK	11183	11" OAK	12013	9" OAK	14331	8" OAK	14531	14" OAK
9290	8" OAK	9381	8" OAK	9471	10" OAK	9666	8" OAK	11004	8" OAK	11094	8" OAK	11184	8" OAK	12014	8" OAK	14332	8" OAK	14532	12" OAK
9291	10" OAK	9382	9" OAK	9472	15" OAK	9667	10" OAK	11005	8" OAK	11095	8" OAK	11185	8" OAK	12015	8" OAK	14333	8" OAK	14533	12" OAK
9292	10" OAK	9383	9" OAK	9473	22" OAK	9668	10" OAK	11006	8" OAK	11096	11" OAK	11186	18.5" OAK	12016	8" OAK	14337	10" OAK	14534	9" OAK
9293	10" OAK	9384	8" OAK	9474	9" OAK	9669	10" OAK	11007	14" OAK	11097	8" OAK	11187	17" ELM	13739	15" OAK	14338	8" OAK	14535	9" OAK
9294	8" OAK	9385	8" OAK	9475	9" OAK	9670	8" OAK	11008	8" OAK	11098	13" OAK	11188	10" ELM	14212	15" OAK	14339	14" OAK	14536	8" OAK
9295	9" OAK	9386	10" OAK	9476	12" OAK	9671	9" OAK	11009	8" OAK	11099	9" OAK	11189	19" ELM	14213	11" OAK	14340	17" OAK	14537	11" OAK
9296	8" OAK	9387	13.5" OAK	9477	18" OAK	9672	10" OAK	11010	13" OAK	11100	14" OAK	11190	17" ELM	14214	12" OAK	14404	8" OAK	14538	10" OAK
9297	10" OAK	9388	9" OAK	9478	14" OAK	9673	12" OAK	11011	13" OAK	11101	15" OAK	11191	14" ELM	14215	22" OAK	14405	8" OAK	14539	13" OAK
9298	9" OAK	9389	8" OAK	9479	15" OAK	9674	12" OAK	11012	12" OAK	11102	10" OAK	11192	11" ELM	14216	8" OAK	14406	9" OAK	14540	8" OAK
9299	9" OAK	9390	8" OAK	9480	8" OAK	9675	12" OAK	11013	9" OAK	11103	10" OAK	11193	9" OAK	14217	9" OAK	14407	9" OAK	14541	10" OAK
9300	8" OAK	9391	8" OAK	9481	8" OAK	9676	8" OAK	11014	8" OAK	11104	10" OAK	11194	8" OAK	14218	9" OAK	14408	13" OAK	14542	9" OAK
9301	8" OAK	9392	8" OAK	9482	14" OAK	9677	9" OAK	11015	8" OAK	11105	10" OAK	11195	9" OAK	14219	11" OAK	14409	9" OAK		
9302	10" OAK	9393	8" OAK	9483	14" OAK	9678	10" OAK	11016	8" OAK	11106	19.5" OAK	11196	14" OAK	14220	12" OAK	14410	8" OAK		
9303	11" OAK	9394	10" OAK	9484	10" OAK	9679	20" OAK	11017	14" OAK	11107	8" OAK	11197	9" OAK	14221	10" OAK	14411	11" OAK		
9304	11" OAK	9395	9" OAK	9485	8" OAK	9680	18" OAK	11018	11.5" OAK	11108	8" OAK	11198	9" OAK	14222	8" OAK	14412	23" OAK		
9305	8" OAK	9396	8" OAK	9486	15" OAK	9681	15" OAK	11019	16" OAK	11109	10" OAK	11199	9" OAK	14223	9" OAK	14413	21" OAK		
9306	8" OAK	9397	8" OAK	9487	11" OAK	9682	15" OAK	11020	8" OAK	11110	13" OAK	11200	8" OAK	14224	9" OAK	14414	8" OAK		
9307	8" OAK	9398	9" OAK	9488	13.5" OAK	9683	10" OAK	11021	8" OAK	11111	13" OAK	11201	8" OAK	14225	9" OAK	14415	16" OAK		
9308	8" OAK	9399	9" OAK	9489	10" OAK	9684	20" OAK	11022	8" OAK	11112	16" OAK	11202	8" OAK	14226	9" OAK	14416	15" OAK		
9309	8" OAK	9400	8" OAK	9595	9" OAK	9685	20" OAK	11023	8" OAK	11113	11" OAK	11203	8" OAK	14227	11" OAK	14417	9" OAK		
9310	9" OAK	9401	8" OAK	9596	9" OAK	9686	9" OAK	11024	14" OAK	11114	16" OAK	11204	8" OAK	14228	23.5" OAK	14418	11" OAK		
9311	9" OAK	9402	8" OAK	9597	15" OAK	9687	11" OAK	11025	9" OAK	11115	11" OAK	11205	9" OAK	14229	33" OAK	14419	10" OAK		
9312	9" OAK	9403	8" OAK	9598	9" OAK	9688	28" OAK	11026	8" OAK	11116	8" OAK	11206	8" OAK	14230	7" OAK	14420	10" OAK		
9313	8" OAK	9404	9" OAK	9599	8" OAK	9689	15" OAK	11027	9" OAK	11117	11" OAK	11207	9" OAK	14231	14" OAK	14421	9" OAK		
9314	9" OAK	9405	11" OAK	9600	8" OAK	9690	12" OAK	11028	8" OAK	11118	15" OAK	11208	9" OAK	14232	14" OAK	14422	19" OAK		
9315	9" OAK	9406	11" OAK	9601	8" OAK	9691	8" OAK	11029	9" OAK	11119	12" OAK	11209	8" ELM	14233	9" OAK	14423	27" OAK		
9316	9" OAK	9407	9" OAK	9602	8" OAK	9692	15" OAK	11030	8" OAK	11120	11" OAK	11210	8" ELM	14234	21" OAK	14424	8" OAK		
9317	8" OAK	9408	10" OAK	9603	10" OAK	9693	13" OAK	11031	8" OAK	11121	8" OAK	11211	8" ELM	14235	16" OAK	14425	8" OAK		
9318	9" OAK	9409	8" OAK	9604	14" OAK	9694	13" OAK	11032	8" OAK	11122	8" OAK	11212	8" OAK	14236	18" OAK	14426	10" OAK		
9319	8" OAK	9410	10" OAK	9605	10" OAK	9695	8" OAK	11033	8" OAK	11123	9" OAK	11213	8" OAK	14237	13" OAK	14427	9" OAK		
9320	8" OAK	9411	8" OAK	9606	8" OAK	9696	20" OAK	11034	8" OAK	11124	9" OAK	11214	9" OAK	14238	10" OAK	14429	37" OAK		
9321	8" OAK	9412	8" OAK	9607	9" OAK	9697	11" OAK	11035	8" OAK	11125	8" OAK	11215	9" OAK	14239	9" OAK	14430	12" OAK		
9323	31" OAK	9413	10" OAK	9608	9" OAK	9698	30" OAK	11036	8" OAK	11126	9" OAK	11216	8" OAK	14240	8" OAK	14431	8" OAK		
9324	10" OAK	9414	13" OAK	9609	10" OAK	9699	10" OAK	11037	8" OAK	11127	9" OAK	11217	9" OAK	14241	48" OAK	14432	17" OAK		
9325	14.5" OAK	9415	11" OAK	9610	10" OAK	9700	8" OAK	11038	8" OAK	11128	14" OAK	11218	8" OAK	14242	10" OAK	14433	17" OAK		
9326	8" OAK	9416	13" OAK	9611	10" OAK	9701	8" OAK	11039	8" OAK	11129	8" OAK	11219	9" OAK	14243	16" OAK	14436	12" OAK		
9327	9" OAK	9417	10" OAK	9612	16" OAK	9702	8" OAK	11040	8" OAK	11130	8" OAK	11220	9" OAK	14244	17" OAK	14437	11" OAK		
9328	8" OAK	9418	9" OAK	9613	16" OAK	9703	8" OAK	11041	8" OAK	11131	8" OAK	11221	8" OAK	14245	10" OAK	14438	10" OAK		
9329	8" OAK	9419	12" OAK	9614	14" OAK	9704	12" OAK	11042	8" OAK	11132	8" OAK	11222	9" OAK	14246	14" OAK	14439	10" OAK		
9330	10" OAK	9420	11" OAK	9615	9" OAK	9705	12" OAK	11043	8" OAK	11133	14" OAK	11223	9" OAK	14247	24" OAK	14440	27" OAK		
9331	10" OAK	9421	8" OAK	9616	10" OAK	9706	12" OAK	11044	8" OAK	11134	8" OAK	11224	8" OAK	14248	12" OAK	14441	13" OAK		
9332	9" OAK	9422	15" OAK	9617	16" OAK	9707	8" OAK	11045	8" OAK	11135	10" OAK	11225	13" OAK	14249	15" OAK	14442	10" OAK		
9333	9" OAK	9423	10" OAK	9618	12" OAK	9708	8" OAK	11046	8" OAK	11136	8" OAK	11226	14" ELM	14250	13" OAK	14443	10" OAK		
9334	9" OAK	9424	11" OAK	9619	10" OAK	9709	8" OAK	11047	8" OAK	11137	12" OAK	11227	13" OAK	14251	21" OAK	14444	11" OAK		
9335	10" OAK	9425	13.5" OAK	9620	9" OAK	9710	8" OAK	11048	8" OAK	11138	9" OAK	11228	8" OAK	14252	13" OAK	14445	8" OAK		
9336	10" OAK	9426	8" OAK	9621	11" OAK	9711	8" OAK	11049	8" OAK	11139	13" OAK	11229	16.5" OAK	14253	12" OAK	14446	29" OAK		
9337	9" OAK	9427	8" OAK	9622	8" OAK	9737	15" OAK	11050	8" OAK	11140	9" OAK	11230	T" OAK	14255	13" OAK	14447	22" OAK		
9338	10" OAK	9428	9" OAK	9623	8" OAK	9738	12" OAK	11051	9" OAK	11141	8" OAK	11231	8" OAK	14257	15" OAK	14448	10" OAK		
9339	8" OAK	9429	9" OAK	9624	8" OAK	9739	10" OAK	11052	8" OAK	11142	12" OAK	11232	10" OAK	14258	19" OAK	14457	10" OAK		
9340	8" OAK	9430	9" OAK	9625	8" OAK	9740	10" OAK	11053	8" OAK	11143	9" OAK	11233	8" OAK	14259	15" OAK	14458	11" OAK		
9341	9" OAK	9431	11" OAK	9626	9" OAK	9741	8" OAK	11054	8" OAK	11144	8" OAK	11234	10" OAK	14260	10" OAK	14459	11" OAK		
9342	11" OAK	9432	12" OAK	9627	9" OAK	9748	13" OAK	11055	8" OAK	11145	13" OAK	11235	9" OAK	14261	8" OAK	14460	10" OAK		
9343	9" OAK	9433	9" OAK	9628	18" OAK	9754	28" OAK	11056	8" OAK	11146	14" OAK	11236	8" OAK	14262	24" OAK	14461	11" OAK		
9344	12" OAK	9434	9" OAK	9629	9" OAK	9755	8" OAK	11057	8" OAK	11147	10" OAK	11237	9" OAK	14263	17" OAK	14462	10" OAK		
9345	10" OAK	9435	12" OAK	9630	19" OAK	9756	14" OAK	11058	8" OAK	11148	8" OAK	11238	8" HACKBERRY	14264	14" OAK	14463	10" OAK		
9346	9" OAK	9436	11" OAK	9631	15" OAK	9757	14" OAK	11059	8" OAK	11149	10" OAK	11239	8" HACKBERRY	14265	16" OAK	14464	8" OAK		
9347	8" OAK	9437	18" OAK	9632	16" OAK	9758	15" OAK	11060	17" OAK	11150	10" OAK	11240	13" OAK	14266	13" OAK	14465	8" OAK		
9348	8" OAK	9438	12" OAK	9633	15" OAK	9759	9" OAK	11061	16" OAK	11151	9" OAK	11241	10" OAK	14267	13" OAK	14466	8" OAK		
9349	11" OAK	9439	13" OAK	9634	15" OAK	9760	14" OAK	11062	11" OAK	11152	16" OAK	11242	12.5" OAK	14268	19" OAK	14467	8" OAK		
9350	10" OAK	9440	12" OAK	9635	9" OAK	9761	24" OAK	11063	11" OAK	11153	8" OAK	11243	9" OAK	14269	17" OAK	14468	17" OAK		
9351	11" OAK	9441	12" OAK	9636	14" OAK	9762	24" OAK	11064	14" OAK	11154	13" OAK	11244	13" OAK	14270	16" OAK	14469	14" OAK		
9352	11" OAK	9442	12" OAK	9637	13" OAK	9763	20" OAK	11065	9" OAK	11155	9" OAK	11245	9" OAK	14271	20" OAK	14470	14" OAK		

Plotted By: Coulson, Ashley Date: August 10, 2020 05:03:15pm File Path: K:\AUS_Civil\067783317-Heritage-MI Homes\PRELIMINARY\Civil\PlanSheets\C-Existing Tree Plan.dwg
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No.	REVISIONS	DATE	BY

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TEXAS REGISTERED ENGINEERING FIRM F-928

08/10/2020

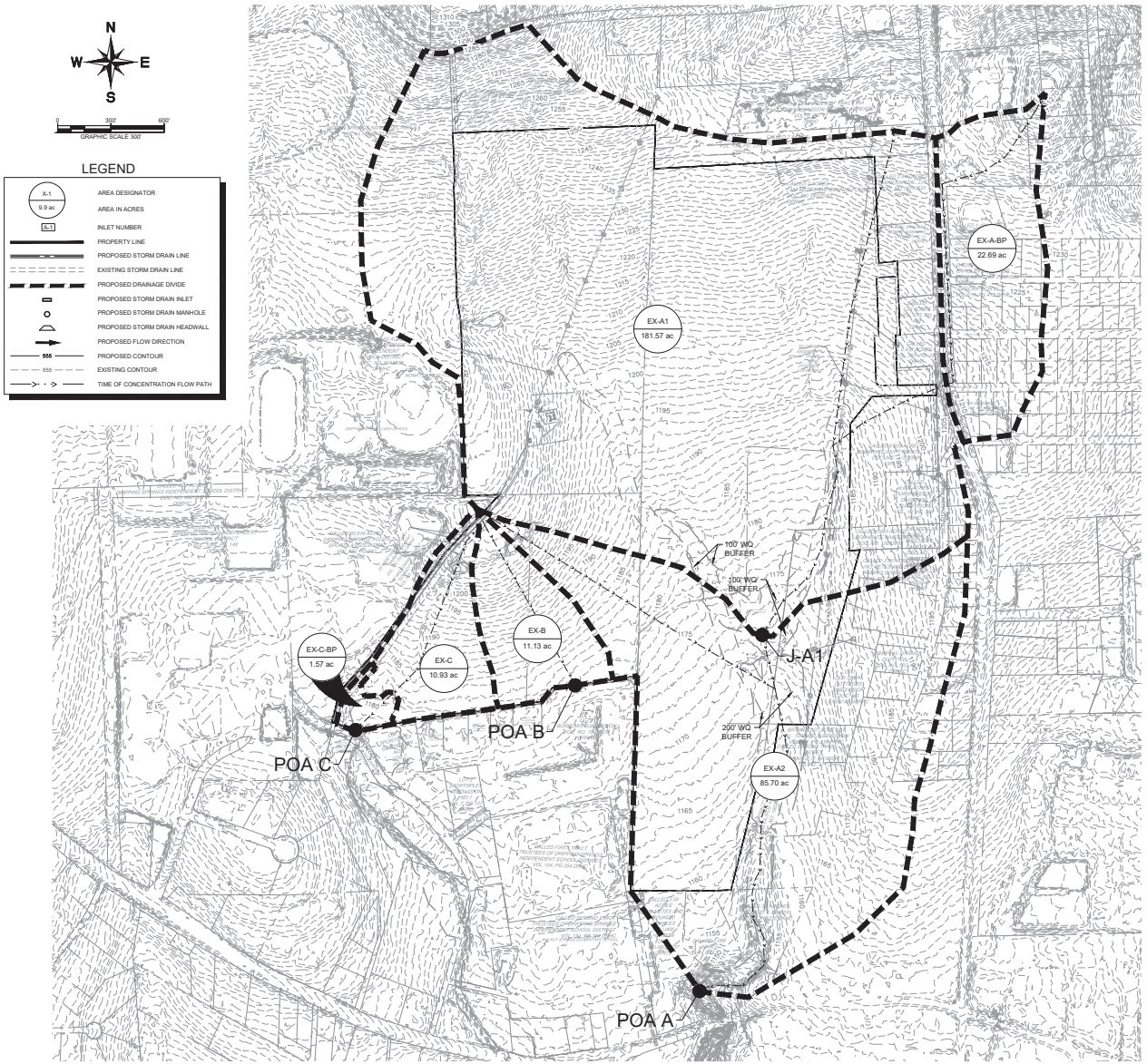
STATE OF TEXAS
ALEJANDRO E. ENMANUEL RIOS
130084
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 067783317	
DATE	AUGUST 2020
SCALE:	AS SHOWN
DESIGNED BY:	AGD
DRAWN BY:	RRJ
CHECKED BY:	AEG

TREE LIST (3 OF 3)

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET NUMBER
16



Composite CN Calculations

Drainage Area: EX-A1					
Land Cover Description	Hydrologic Condition	Soil Group	SCS CN	Area	CN*AREA
Impervious			98	134510	13181980
Woods-Grass Combination	Fair	B	65	600154	39010010
Woods-Grass Combination	Fair	C	76		0
Woods-Grass Combination	Fair	D	82	1519680	124613760
Woods	Fair	B	60	705015	42300900
Woods	Fair	C	73	632816	46195568
Woods	Fair	D	79	4317015	341044185
			Totals	7909190	606346403
			Composite SCS CN		76.6635272

Composite CN Calculations

Drainage Area: EX-A2					
Land Cover Description	Hydrologic Condition	Soil Group	SCS CN	Area	CN*AREA
Impervious			98	51809	5077282
Woods-Grass Combination	Fair	B	65	0	0
Woods-Grass Combination	Fair	C	76	0	0
Woods-Grass Combination	Fair	D	82	1240981	101760442
Woods	Fair	B	60	13543	812580
Woods	Fair	C	73	168243	12281739
Woods	Fair	D	79	2258700	178437300
			Totals	3733276	298369343
			Composite SCS CN		79.9215871

Composite CN Calculations

Drainage Area: EX-A-BP					
Land Cover Description	Hydrologic Condition	Soil Group	SCS CN	Area	CN*AREA
Impervious			98	238289	23352322
Woods-Grass Combination	Fair	B	65	0	0
Woods-Grass Combination	Fair	C	76	0	0
Woods-Grass Combination	Fair	D	82	0	0
Woods	Fair	B	60	37787	2267220
Woods	Fair	C	73	0	0
Woods	Fair	D	79	712415	56280785
			Totals	988491	81900327
			Composite SCS CN		82.8538924

Composite CN Calculations

Drainage Area: EX-B					
Land Cover Description	Hydrologic Condition	Soil Group	SCS CN	Area	CN*AREA
Impervious			98	916	89768
Woods-Grass Combination	Fair	B	65	0	0
Woods-Grass Combination	Fair	C	76		0
Woods-Grass Combination	Fair	D	82	0	0
Woods	Fair	B	60	0	0
Woods	Fair	C	73	75400	5504200
Woods	Fair	D	79	408520	32273080
			Totals	484836	37867048
			Composite SCS CN		78.1027976

Composite CN Calculations

Drainage Area: EX-C					
Land Cover Description	Hydrologic Condition	Soil Group	SCS CN	Area	CN*AREA
Impervious			98	17406	1705788
Woods-Grass Combination	Fair	B	65	0	0
Woods-Grass Combination	Fair	C	76	0	0
Woods-Grass Combination	Fair	D	82	0	0
Woods	Fair	B	60	0	0
Woods	Fair	C	73	0	0
Woods	Fair	D	79	458692	36236668
			Totals	476098	37942456
			Composite SCS CN		79.6946343

Composite CN Calculations

Drainage Area: EX-C-BP					
Land Cover Description	Hydrologic Condition	Soil Group	SCS CN	Area	CN*AREA
Impervious			98	0	0
Woods-Grass Combination	Fair	B	65	0	0
Woods-Grass Combination	Fair	C	76	0	0
Woods-Grass Combination	Fair	D	82	0	0
Woods	Fair	B	60	0	0
Woods	Fair	C	73	0	0
Woods	Fair	D	79	68429	5405891
			Totals	68429	5405891
			Composite SCS CN		79

Heritage Preliminary

DETENTION RESULTS - SCS METHOD

EXISTING CONDITIONS

Point of Analysis	Total Drainage Area (Acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Storm Event	Existing Runoff (cfs)
A	289.97	9.75	3.36%	2	290.58
				10	752.51
				25	1039.62
				100	1521.50
B	11.13	0.02	0.19%	2	13.75
				10	34.70
				25	47.63
				100	69.32
C	12.50	0.40	3.20%	2	15.95
				10	39.35
				25	53.58
				100	77.45

Heritage-Preliminary

Drainage Calculations - SCS Method

DRAINAGE AREA	AREA	AREA	IMPERVIOUS COVER	WEIGHTED CURVE NO.	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW										TOTAL Tc**
					P-2yr24hr 4.07 IN				Grass Surface				Channel Flow					Pipe Flow					(min)
	(sf)	(Ac.)	(Ac.)	Cn*	N	L (ft)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	n	S (ft/ft)	Tt(min)	L (ft)	V (fps)	n	S (ft/ft)	Tt(min)	
EX-A1	7,909,190	181.57	3.088	76.66	0.15	100	0.031	7.33	1710	3.00	0.035	9.51	1190	4.5	0.035	0.011	4.46	-	-	0.013	0.010	0.00	21.30
EX-A2	3,733,276	85.70	1.189	79.92	0.15	100	0.020	8.69	1860	2.55	0.025	12.15	2057	7.4	0.035	0.018	4.62	-	-	0.013	0.010	0.00	25.46
EX-A-BP	988,491	22.69	5.470	82.85	0.15	100	0.060	5.60	719	3.31	0.042	3.62	1159	6.0	0.03	0.028	3.22	-	-	0.013	0.010	0.00	12.44
EX-B	484,836	11.13	0.021	78.10	0.15	100	0.018	9.06	1036	2.93	0.033	5.89	0	6.0	0.03	0.020	0.00	-	-	0.013	0.010	0.00	14.95
EX-C	476,098	10.93	0.400	79.69	0.15	100	0.019	8.87	1265	2.84	0.031	7.42	0	6.0	0.03	0.020	0.00	-	-	0.013	0.010	0.00	16.29
EX-C-BP	68,429	1.57	0.000	79.00	0.15	100	0.020	8.69	200	1.84	0.013	1.81	0	4.2	0.035	0.010	0.00	-	-	0.013	0.010	0.00	10.50

**The minimum Tc is 6 minutes per the TR-55.

Plotted By: Grandon, Alex Date: August 10, 2020 05:06:28pm File Path: K:\AUS_Civil\067783317--Heritage--MI Homes\PRELIMINARY\Civil\PlanSheets\JC--Existing Drainage Area Map.dwg
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TEXAS REGISTERED ENGINEERING FIRM F-928

08/10/2020

ALEJANDRO E. GRANADOS ROJO 130084 LICENSED PROFESSIONAL ENGINEER

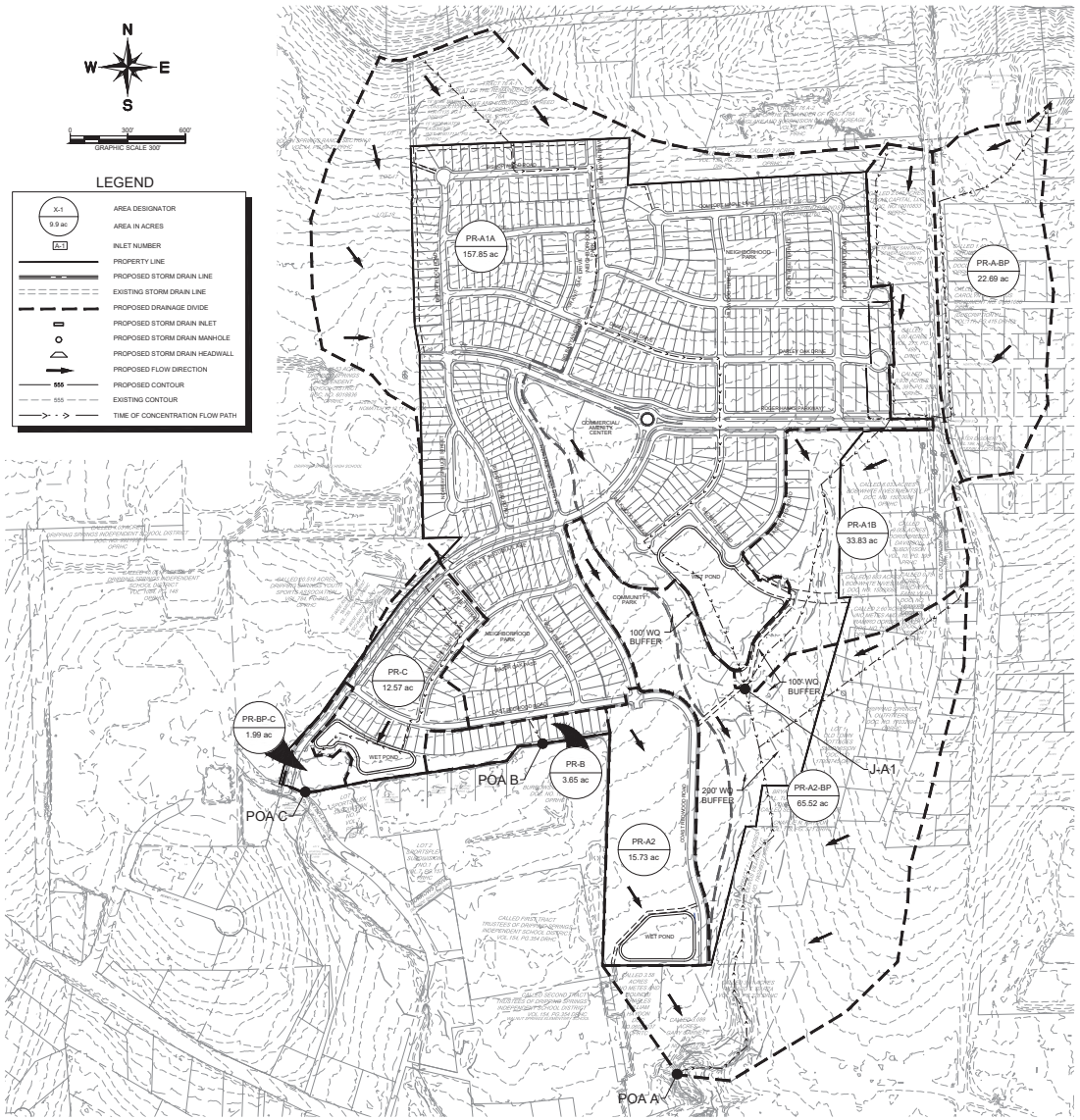
KHA PROJECT 067783317
DATE AUGUST 2020
SCALE: AS SHOWN
DESIGNED BY: AGD
DRAWN BY: RRJ
CHECKED BY: AEG

EXISTING DRAINAGE AREA MAP

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET NUMBER
17

No.	REVISIONS	DATE	BY



Heritage-Preliminary-Proposed

Drainage Calculations - SCS Method

DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	WEIGHTED CURVE NO. Cn*	SHEET FLOW P-2yr24hr 4.07 IN N	L (ft)	S (ft/ft)	Tt(min)	SHALLOW CONCENTRATED FLOW Grass Surface L (ft)	V (fps)	S (ft/ft)	Tt(min)	CHANNEL FLOW Channel Flow L (ft)	V (fps)	n	S (ft/ft)	Tt(min)	Pipe Flow L (ft)	V (fps)	n	S (ft/ft)	Tt(min)	TOTAL Tc** (min)
PR-A1A	6,803,201	156.18	53.907	84.12	0.15	100	0.050	**6.02**	400	3.23	0.040	**2.07**	0	6.5	0.045	0.018	**0.00**	3350	8.0	0.013	0.020	**6.98**	**15.07**
PR-A1B	1,546,380	35.50	2.186	73.00	0.15	100	0.031	**7.33**	1710	3.00	0.035	**9.51**	1190	4.5	0.035	0.011	**4.46**	0	-	0.013	0.010	**0.00**	**21.30**
PR-A-BP	988,376	22.69	5.470	82.85	0.15	100	0.060	**5.60**	719	3.31	0.042	**3.62**	1159	6.0	0.03	0.028	**3.22**	0	-	0.013	0.010	**0.00**	**12.44**
PR-A2	685,199	15.73	11.433	92.00	0.15	0	0.025	**0.00**	0	2.75	0.029	**0.00**	0	7.4	0.035	0.018	**0.00**	-	-	0.013	0.010	**0.00**	**10.00**
PR-A2-BP	2,854,051	65.52	5.470	80.52	0.15	100	0.025	**7.95**	1295	2.75	0.029	**7.86**	2057	7.4	0.035	0.018	**4.62**	-	-	0.013	0.010	**0.00**	**20.42**
PR-B	158,994	3.65	1.315	84.90	0.15	50	0.020	**4.99**	75	2.28	0.020	**0.55**	50	4.5	0.035	0.018	**0.19**	0	8.0	0.013	0.020	**0.00**	**5.72**
PR-C	547,549	12.57	4.680	85.52	0.15	50	0.020	**4.99**	125	2.28	0.020	**0.91**	175	6.0	0.012	0.018	**0.49**	750	9.0	0.013	0.020	**1.39**	**7.78**
PR-C-BP	86,684	1.99	0.682	85.50	0.15	100	0.020	**8.69**	200	1.84	0.013	**1.81**	0	5.0	0.012	0.015	**0.00**	0	8.0	0.013	0.020	**0.00**	**10.50**

**The minimum Tc is 6 minutes per the TR-55.

Composite CN Calculations

Drainage Area PR-A1A					
Land Cover Description	Hydrologic Condition	Soil Group	SCS CN	Area	CN*AREA
Impervious			98	2348195.5	230123159
Meadow		B	58	296911.44	17220863.5
Meadow		C	71	362562.48	25741936.1
Meadow		D	78	2030198.58	158355489
Woods-Grass Combination	Fair	B	65	0	0
Woods-Grass Combination	Fair	C	76	0	0
Woods-Grass Combination	Fair	D	82	760674	62375268
Woods	Fair	B	60	0	0
Woods	Fair	C	73	138761	10129553
Woods	Fair	D	79	876039	69207081
			Totals	6813342	573153350
			Composite SCS CN		**84.1222046**

Drainage Area PR-A1B					
Land Cover Description	Hydrologic Condition	Soil Group	SCS CN	Area	CN*AREA
Impervious			98	95217	9331266
Meadow		B	58	0	0
Meadow		C	71	0	0
Meadow		D	78	45363	3538314
Woods-Grass Combination	Fair	B	65	437367	28428855
Woods-Grass Combination	Fair	C	76	0	0
Woods-Grass Combination	Fair	D	82	372441	30540162
Woods	Fair	B	60	317577	19054620
Woods	Fair	C	73	0	0
Woods	Fair	D	79	276945	21878655
			Totals	1544910	112771872
			Composite SCS CN		**72.9957551**

Drainage Area PR-A-BP					
Land Cover Description	Hydrologic Condition	Soil Group	SCS CN	Area	CN*AREA
Impervious			98	238289	23352222
Meadow		B	58	0	0
Meadow		C	71	0	0
Meadow		D	78	0	0
Woods-Grass Combination	Fair	B	65	0	0
Woods-Grass Combination	Fair	C	76	0	0
Woods-Grass Combination	Fair	D	82	0	0
Woods	Fair	B	60	37787	2267220
Woods	Fair	C	73	0	0
Woods	Fair	D	79	712415	56280785
			Totals	988491	81900027
			Composite SCS CN		**82.8538924**

Drainage Area PR-A2-BP					
Land Cover Description	Hydrologic Condition	Soil Group	SCS CN	Area	CN*AREA
Impervious			98	51420	5039160
Meadow		B	58	0	0
Meadow		C	71	0	0
Meadow		D	78	0	0
Woods-Grass Combination	Fair	B	65	5158	335270
Woods-Grass Combination	Fair	C	76	0	0
Woods-Grass Combination	Fair	D	82	1215817	99698994
Woods	Fair	B	60	13543	812580
Woods	Fair	C	73	1684	122932
Woods	Fair	D	79	1538707	121557853
			Totals	2826329	227564789
			Composite SCS CN		**80.5160295**

Drainage Area PR-A2					
Land Cover Description	Hydrologic Condition	Soil Group	SCS CN	Area	CN*AREA
Impervious			98	498033.2	48807253.6
Meadow		B	58	0	0
Meadow		C	71	0	0
Meadow		D	78	213442.8	16648638.4
Woods-Grass Combination	Fair	B	65	0	0
Woods-Grass Combination	Fair	C	76	0	0
Woods-Grass Combination	Fair	D	82	0	0
Woods	Fair	B	60	0	0
Woods	Fair	C	73	0	0
Woods	Fair	D	79	0	0
			Totals	711476	65455792
			Composite SCS CN		**92.0**

Drainage Area PR-B					
Land Cover Description	Hydrologic Condition	Soil Group	SCS CN	Area	CN*AREA
Impervious			98	57289.05	5614326.9
Meadow		B	58	0	0
Meadow		C	71	11495.55	816184.05
Meadow		D	78	58524.4	4564903.2
Woods-Grass Combination	Fair	B	65	0	0
Woods-Grass Combination	Fair	C	76	0	0
Woods-Grass Combination	Fair	D	82	0	0
Woods	Fair	B	60	0	0
Woods	Fair	C	73	0	0
Woods	Fair	D	79	31591	2495689
			Totals	158900	13491103.2
			Composite SCS CN		**84.9031035**

Drainage Area PR-C					
Land Cover Description	Hydrologic Condition	Soil Group	SCS CN	Area	CN*AREA
Impervious			98	203839.65	19976285.7
Meadow		B	58	0	0
Meadow		C	71	0	0
Meadow		D	78	249137.35	19432713.3
Woods-Grass Combination	Fair	B	65	0	0
Woods-Grass Combination	Fair	C	76	0	0
Woods-Grass Combination	Fair	D	82	0	0
Woods	Fair	B	60	0	0
Woods	Fair	C	73	0	0
Woods	Fair	D	79	102589	8104531
			Totals	555566	47513530
			Composite SCS CN		**85.5227462**

Drainage Area PR-C-BP					
Land Cover Description	Hydrologic Condition	Soil Group	SCS CN	Area	CN*AREA
Impervious			98	29700	2910600
Meadow		B	58	0	0
Meadow		C	71	0	0
Meadow		D	78	0	0
Woods-Grass Combination	Fair	B	65	0	0
Woods-Grass Combination	Fair	C	76	0	0
Woods-Grass Combination	Fair	D	82	0	0
Woods	Fair	B	60	0	0
Woods	Fair	C	73	0	0
Woods	Fair	D	79	57132	4513428
			Totals	86832	7424028
			Composite SCS CN		**85.4987562**

Heritage Preliminary

DETENTION RESULTS - SCS METHOD

EXISTING CONDITIONS

Point of Analysis	Total Drainage Area (Acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Storm Event	Existing Runoff (cfs)
A	289.97	9.75	3.36%	2	290.58
				10	752.51
				25	1039.62
				100	1521.50
B	11.13	0.02	0.19%	2	13.75
				10	34.70
				25	47.63
				100	69.32
C	12.50	0.40	3.20%	2	15.95
				10	39.35
				25	53.58
				100	77.45

PROPOSED CONDITIONS

Point of Analysis	Total Drainage Area (Acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Storm Event	Developed Runoff (With Detention) (cfs)
A	295.62	78.47	26.54%	2	278.99
				10	738.75
				25	1018.79
				100	1492.26
B	3.65	1.32	36.03%	2	7.37
				10	15.82
				25	20.82
				100	29.18
C	14.56	5.36	36.82%	2	5.27
				10	33.66
				25	51.47
				100	77.17

PROPOSED VS. EXISTING COMPARISON

Point of Analysis	Storm Event	Existing Runoff (cfs)	Developed Runoff (cfs)	Runoff Difference at Point of Analysis (cfs)	Is Developed ≤ Existing?
A	2	290.58	278.99	11.59	YES
	10	752.51	738.75	13.76	YES
	25	1039.62	1018.79	20.83	YES
	100	1521.50	1492.26	29.24	YES
B	2	13.75	7.37	6.38	YES
	10	34.70	15.82	18.88	YES
	25	47.63	20.82	26.81	YES
	100	69.32	29.18	40.14	YES
C	2	15.95	5.27	10.68	YES
	10	39.35	33.66	5.69	YES
	25	53.58	51.47	2.11	YES
	100	77.45	77.17	0.28	YES

Note: All detention runoff calculations were analyzed using the Soil Conservation Services Method as documented in the Technical Release 55. Pond Pack V8i was used to calculate the runoff and design the pond volume and outlet structure.

No.	REVISIONS	DATE	BY

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TEXAS REGISTERED ENGINEERING FIRM F-928

08/10/2020

ALEJANDRO E. GRANADOS ROJO
130084
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 067783117
DATE AUGUST 2020
SCALE: AS SHOWN
DESIGNED BY: AGD
DRAWN BY: RRJ
CHECKED BY: AEG

PROPOSED DRAINAGE AREA MAP

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET NUMBER
18

Plotted By:Granados, Alex Date:August 10, 2020 05:16:52pm File Path:K:\AUS_Civil\067783117-Heritage-MI Homes\PRELIMINARY\Civil\PlanSheets\C-Drainage Area Map.dwg
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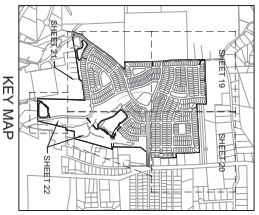

LEGEND

- AREA DESIGNATOR / AREA IN ACRES
- INLET NUMBER
- PROPERTY LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED DRAINAGE DIVIDE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN HEADWALL
- PROPOSED FLOW DIRECTION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- TIME OF CONCENTRATION FLOW PATH

0 100' 200'
GRAPHIC SCALE: 100'

N W E S

KHA PROJECT	067783117
DATE	AUGUST 2020
SCALE:	AS SHOWN
DESIGNED BY:	AGD
DRAWN BY:	RRJ
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08/10/2020

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

INLET DRAINAGE AREA MAP (1 OF 4)

SHEET NUMBER 19

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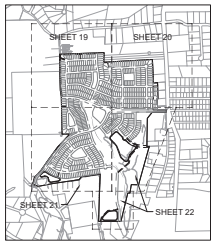
No.	REVISIONS	DATE	BY

LEGEND

X-1 / 9.9 ac	AREA DESIGNATOR / AREA IN ACRES
A-1	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
555	PROPOSED CONTOUR
555	EXISTING CONTOUR
	TIME OF CONCENTRATION FLOW PATH



KEY MAP
N.T.S.

No.	REVISIONS	DATE	BY

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KHA PROJECT 067783117
DATE AUGUST 2020
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DESIGNED BY: AGD
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INLET DRAINAGE AREA MAP (2 OF 4)

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET NUMBER
20

Plotted By:Coulson, Ashley Date:August 10, 2020 05:07:08pm File Path:K:\AUS_Civil\067783117-Heritage-MI Homes\PRELIMINARY\Civil\PlanSheets\C-Inlet Drainage Area Map.dwg
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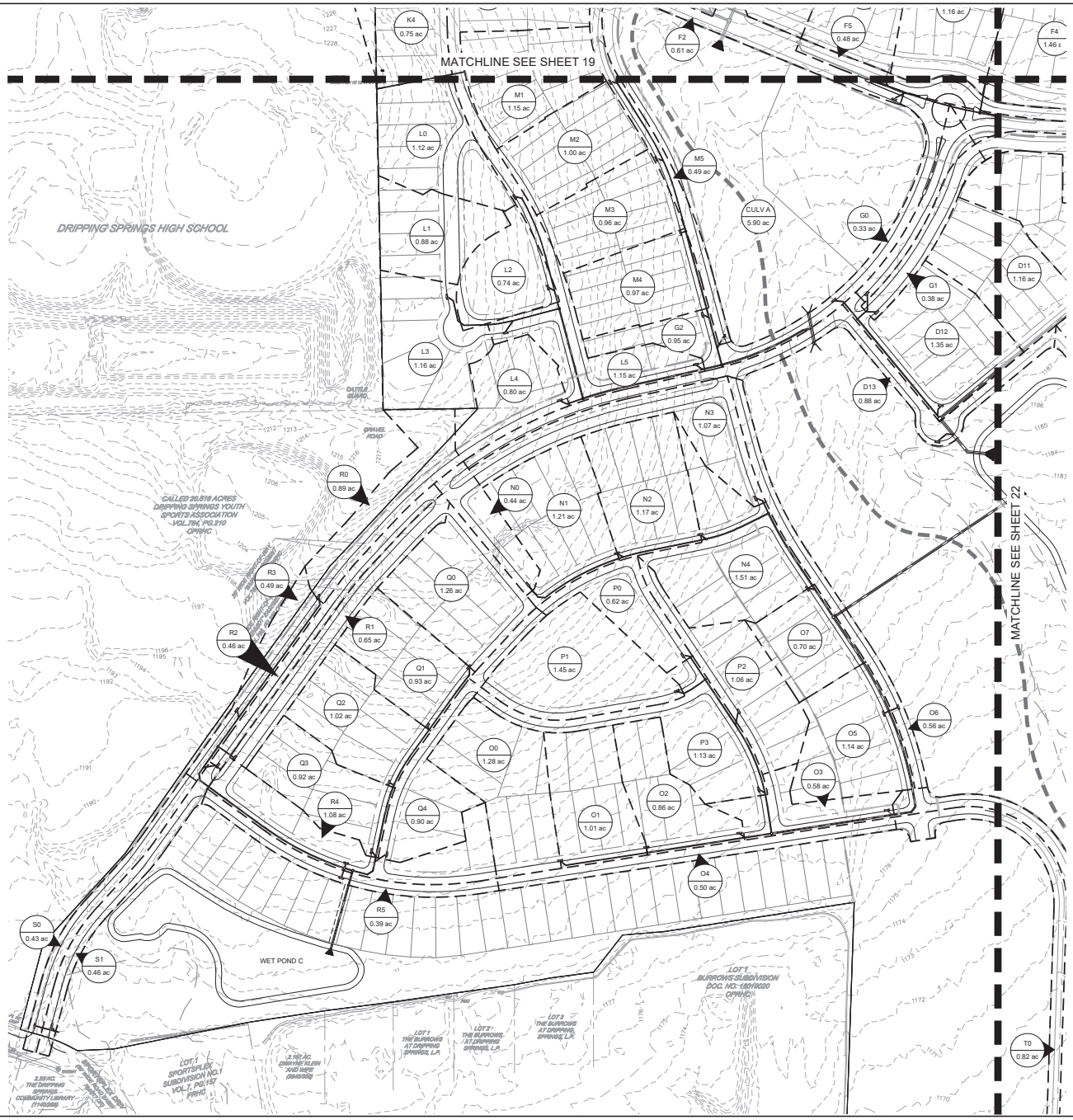
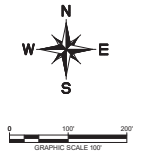
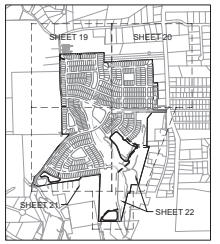




LEGEND

X-1 / 9.9 ac	AREA DESIGNATOR / AREA IN ACRES
A-1	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
555	PROPOSED CONTOUR
555	EXISTING CONTOUR
	TIME OF CONCENTRATION FLOW PATH



KEY MAP
N.T.S.

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INLET DRAINAGE AREA MAP (3 OF 4)

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET NUMBER
21

Plotted By:Cordon, Ashley Date:August 10, 2020 05:07:18pm File Path:K:\AUS_Civil\067783117-Heritage-Mi Homes\PRELIMINARY\Civil\PlanSheets\C-Inlet Drainage Area Map.dwg
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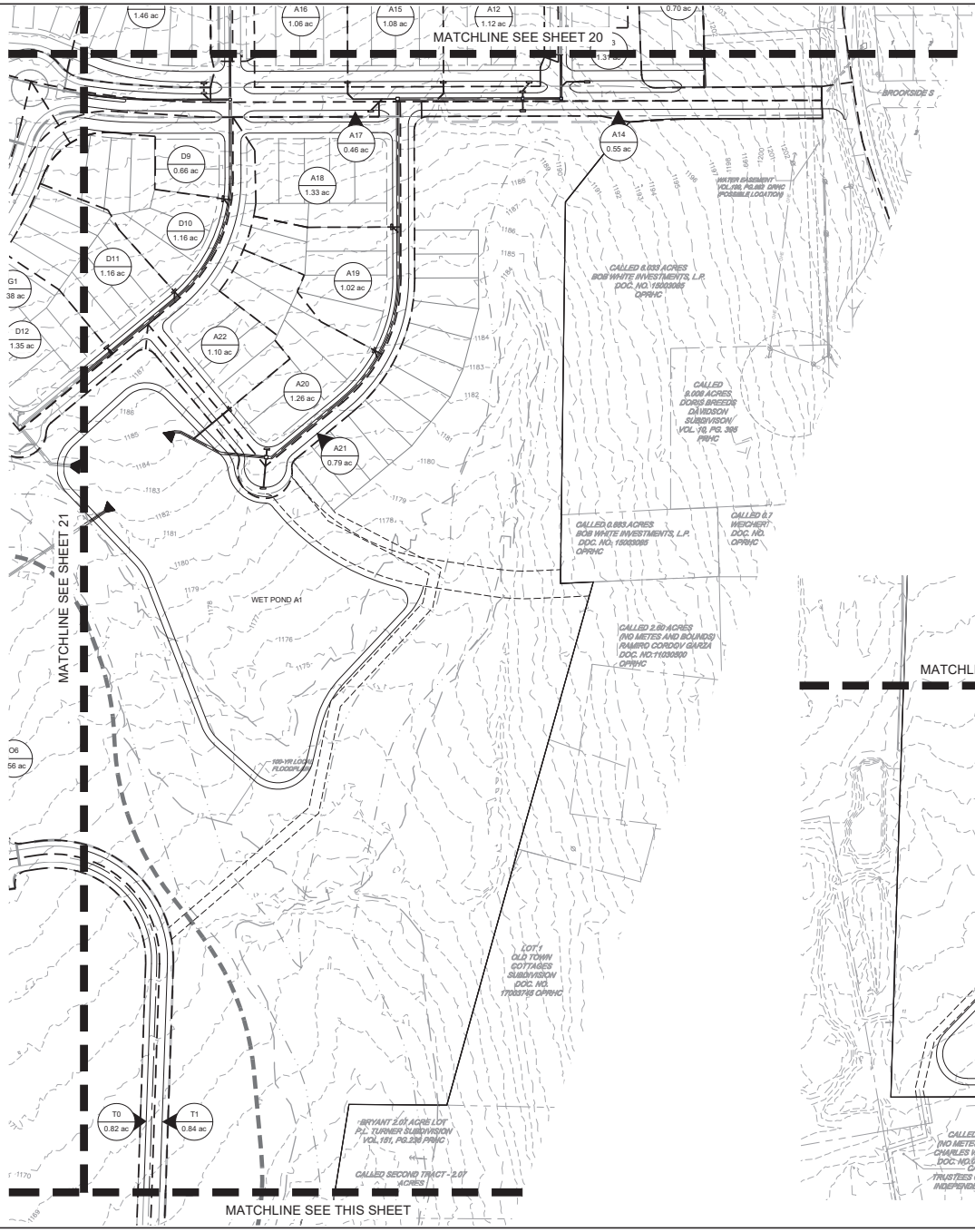
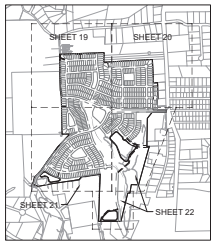


LEGEND

X-1 / 9.9 ac	AREA DESIGNATOR / AREA IN ACRES
A-1	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
555	PROPOSED CONTOUR
555	EXISTING CONTOUR
	TIME OF CONCENTRATION FLOW PATH



KEY MAP
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INLET DRAINAGE AREA MAP (4 OF 4)

HERITAGE
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CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET NUMBER
22

Plotted By:Coulson, Ashley Date:August 10, 2020 05:07:30pm File Path:K:\AUS_Civil\067783117-Heritage-MI Homes\PRELIMINARY\Civil\PlanSheets\C-Inlet Drainage Area Map.dwg
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Heritage - Proposed "C" Value Calculations

D.A. Number	Drainage Area (SF)	Drainage Area (Ac)	Single Family Area (SF)	Single Family IC (SF)	ROW Area (SF)	ROW IC (SF)	Impervious Area (SF)	I.C. (%)	Comp. C_{25}	Comp. C_{100}
A0	85378	1.96	29857	11943	5200	3640	15583	18%	0.39	0.47
A1	63162	1.45	33694	13478	5980	4186	17664	28%	0.45	0.52
A2	48787	1.12	25891	10356	4680	3276	13632	28%	0.45	0.52
A3	59677	1.37	25470	10188	4681	3277	13465	23%	0.42	0.49
A4	75359	1.73	41093	16437	6328	4430	20867	28%	0.45	0.52
A5	48352	1.11	27520	11008	20787	14551	25559	53%	0.59	0.67
A6	53579	1.23	43655	18262	8136	5695	23957	45%	0.54	0.62
A7	25265	0.58	21108	8443	4200	2940	11383	45%	0.55	0.63
A8	52708	1.21	4410	1764	8190	5733	7497	14%	0.37	0.44
A8-a	52708	1.21	4410	1764	8190	5733	7497	14%	0.37	0.44
A9	13504	0.31	0	0	13504	9453	9453	70%	0.69	0.77
A10	47480	1.09	39202	15681	8190	5733	21414	45%	0.55	0.63
A10-a	38333	0.88	39202	15681	8190	5733	21414	56%	0.61	0.69
A11	33977	0.78	0	0	22549	15784	15784	46%	0.55	0.63
A12	48787	1.12	41471	16588	7294	5106	21694	44%	0.54	0.62
A13	57064	1.31	17239	6896	35500	24850	31746	56%	0.61	0.69
A13-a	30492	0.70	12000	4800	8500	5950	10750	35%	0.49	0.57
A14	23958	0.55	0	0	23771	16640	16640	69%	0.69	0.77
A15	47045	1.08	40062	16025	7200	5040	21065	45%	0.55	0.62
A16	46174	1.06	38957	15583	7000	4900	20483	44%	0.54	0.62
A17	20038	0.46	0	0	19359	13551	13551	68%	0.68	0.76
A18	57935	1.33	40074	16030	16492	11544	27574	48%	0.56	0.64
A19	44431	1.02	38083	15233	6204	4343	19576	44%	0.54	0.62
A20	54886	1.26	44212	17685	10552	7386	25071	46%	0.55	0.63
A21	34412	0.79	0	0	32444	22711	22711	66%	0.67	0.75
A22	47916	1.10	31186	12474	16581	11607	24081	50%	0.58	0.66
B0	63998	1.46	50322	20129	13162	9213	29342	46%	0.55	0.63
B1	75794	1.74	50000	20000	6850	4795	24795	33%	0.48	0.55
B2	35284	0.81	0	0	5961	4173	4173	12%	0.36	0.43
B3	36590	0.84	19059	6024	21370	14959	20983	57%	0.62	0.70
C0	46609	1.07	41951	16780	4557	3190	19970	43%	0.53	0.61
C1	47916	1.10	43200	17280	4680	3276	20556	43%	0.53	0.61
C2	46609	1.07	42025	16810	4752	3326	20136	43%	0.54	0.61
CULV A	257004	5.90	150000	60000	0	0	60000	23%	0.42	0.50
D0	101059	2.32	61453	24581	0	0	24581	24%	0.43	0.50
D1	47480	1.09	40204	16082	7416	5191	21273	45%	0.55	0.62
D2	35719	0.82	28850	11540	6691	4684	16224	45%	0.55	0.63
D3	40946	0.94	28776	11510	12112	8478	19989	49%	0.57	0.65
D4	64033	1.47	37397	14959	16548	11584	26542	41%	0.53	0.60
D5	54450	1.25	39266	15706	15057	10540	26246	48%	0.56	0.64
D6	35719	0.82	11692	4677	24027	16819	21496	60%	0.63	0.72
D7	57935	1.33	13026	5210	44909	31436	36647	63%	0.65	0.73
D8	27443	0.63	0	0	27443	19210	19210	70%	0.69	0.77
D9	28750	0.66	12303	4921	16447	11513	16434	57%	0.62	0.70
D10	50530	1.16	44248	17699	6282	4397	22096	44%	0.54	0.62
D11	50530	1.16	45893	18357	4637	3246	21603	43%	0.53	0.61
D12	58806	1.35	44650	17860	14158	9909	27769	47%	0.56	0.64
D13	38333	0.88	0	0	38333	26833	26833	70%	0.69	0.77
E0	57064	1.31	33395	13358	23669	16568	29926	52%	0.59	0.67
E1	59677	1.37	53625	21450	6052	4237	25687	43%	0.54	0.61
E2	59242	1.36	53456	21382	5786	4050	25432	43%	0.53	0.61
F0	41382	0.95	28650	11460	12732	8912	20372	49%	0.57	0.65
F1	47480	1.09	39686	15874	7794	5456	21330	45%	0.55	0.63
F2	26572	0.61	0	0	26572	18600	18600	70%	0.69	0.77
F3	50530	1.16	40718	16287	9812	6868	23155	46%	0.55	0.63
F4	63598	1.46	51294	20518	12304	8613	29130	46%	0.55	0.63
F5	20909	0.48	0	0	20909	14636	14636	70%	0.69	0.77
G0	14375	0.33	0	0	14375	10062	10062	70%	0.69	0.77
G1	16553	0.38	0	0	16553	11587	11587	70%	0.69	0.77
G2	41382	0.95	13183	5273	28199	19739	25013	60%	0.63	0.72
H0-OS	348044	7.99	0	0	0	0	18000	5%	0.32	0.39
H1	40946	0.94	32890	13156	8056	5639	18795	46%	0.55	0.63
H2	35284	0.81	28350	11340	6934	4854	16194	46%	0.55	0.63
H3	17860	0.41	0	0	17860	12502	12502	70%	0.69	0.77
H4	36590	0.84	22680	9072	13910	9737	18809	51%	0.58	0.66
H5	41818	0.96	10366	4146	31452	22016	26163	63%	0.65	0.73
H6	37897	0.87	11011	4404	26886	18820	23225	61%	0.64	0.72
I0	48787	1.12	35537	14215	13250	9275	23490	48%	0.56	0.64
I1	44431	1.02	40430	16172	4001	2801	18973	43%	0.53	0.61
I2	44431	1.02	40430	16172	4001	2801	18973	43%	0.53	0.61
I3	44431	1.02	40430	16172	4001	2801	18973	43%	0.53	0.61
I4	27443	0.63	24874	9950	2569	1798	11748	43%	0.53	0.61
J0	53579	1.23	41177	16471	12402	8681	25152	47%	0.56	0.64
J1	51401	1.18	47620	19048	3781	2647	21695	42%	0.53	0.61
J2	51401	1.18	44975	17990	6426	4498	22488	44%	0.54	0.62
J3	53579	1.23	29303	11721	24276	16993	28714	54%	0.60	0.68
J4	59242	1.36	7927	3171	17705	12393	15564	26%	0.44	0.52
K-3 OS	788436	18.10	0	0	0	0	38993	5%	0.32	0.39
K0	42689	0.98	34488	13795	8201	5741	19536	46%	0.55	0.63
K1	46609	1.07	37127	14851	9482	6638	21488	46%	0.55	0.63
K2	43560	1.00	34537	13815	9023	6316	20131	46%	0.55	0.63
K4	32670	0.75	27213	10885	5457	3820	14705	45%	0.55	0.63
K5	56628	1.30	42422	16969	14206	9944	26913	48%	0.56	0.64
K6	66647	1.53	59096	23754	7261	5083	28837	43%	0.54	0.62
K7	63162	1.45	43608	17443	19554	13688	31131	49%	0.57	0.65
K8	32234	0.74	9375	3750	22859	16002	19752	61%	0.64	0.72
L0	48787	1.12	40740	16296	8047	5633	21929	45%	0.55	0.63
L1	38333	0.88	33317	13327	5016	3511	16838	44%	0.54	0.62
L2	32234	0.74	0	0	17232	12063	12063	37%	0.50	0.58
L3	50530	1.16	42945	17178	7585	5309	22487	45%	0.54	0.62
L4	34848	0.80	24089	9636	10759	7531	17167	49%	0.57	0.65
L5	50094	1.15	9380	3752	40714	28500	32252	64%	0.66	0.74
M0	53143	1.22	29167	11667	23976	16783	28450	54%	0.60	0.68
M1	50094	1.15	46873	18749	3221	2255	21004	42%	0.53	0.61
M2	43560	1.00	39355	15742	4205	2944	18686	43%	0.53	0.61
M3	41818	0.96	37363	14945	4455	3118	18063	43%	0.54	0.61
M4	42253	0.97	37620	15048	4633	3243	18291	43%	0.54	0.62
M5	21344	0.49	0	0	21344	14941	14941	70%	0.69	0.77
N0	19166	0.44	7881	3152	11285	7900	11052	58%	0.62	0.70
N1	52708	1.21	46994	18798	5714	4000	22797	43%	0.54	0.62
N2	50865	1.17	46340	18536	4625	3238	21774	43%	0.53	0.61
N3	46609	1.07	13424	5370	33185	23230	28599	61%	0.64	0.72
N4	65776	1.51	50000	20000	15776	11043	31043	47%	0.56	0.64
O0	55757	1.28	52228	20891	3529	2470	23361	42%	0.53	0.61
O1	43996	1.01	39424	15770	4572	3200	18970	43%	0.54	0.61
O2	37462	0.86	32270	12908	5192	3634	16542	44%	0.54	0.62
O3	25265	0.58	9096	3638	16169	11318	14957	59%	0.63	0.71
O4	21780	0.50	0	0	21780	15246	15246	70%	0.69	0.77
O5	49658	1.14	42502	17001	7156	5009	22010	44%	0.54	0.62
O6	24394	0.56	0	0	24394	17076	17076	70%	0.69	0.77
O7	30492	0.70	25652	10261	4840	3388	13649	45%	0.55	0.62
P0	27007	0.62	15259	6104	11748	8224	14327	53%	0.59	0.67
P1	63162	1.45	0	0	11244	7871	7871	12%	0.36	0.43
P2	46174	1.06	32974	13190	13200	9240	22429	49%	0.57	0.65
P3	46223	1.13	29012	10405	23211	16248	26652	54%	0.60	0.68
Q0	54886	1.26	43472	17389	11414	7990	25378	46%	0.55	0.63
Q1	40511	0.93	36363	14545	4148	2903	17449	43%	0.54	0.61
Q2	44431	1.02	40765	16306	3666	2566	18872	42%	0.53	0.61
Q3	40075	0.92	36329	14532	3746	2622	17154	43%	0.53	0.61
Q4	39204	0.90	22751	9100	16453	11517	20618	53%	0.59	0.67
R0	38768	0.89	0	0	11634	8144	8144	21%	0.41	0.48
R1	28314	0.65	0	0	28314	19820	19820	70%	0.69	0.77
R2	20038	0.46	0	0	20038	14026	14026	70%	0.69	0.77
R3	21344	0.49	0	0	12478	8735	8735	41%	0.52	0.60
R4	47045	1.08	14425	5770	32620	22834	28604	61%	0.64	0.72
R5	16988	0.39	0	0	16988	11892	11892	70%	0.69	0.77
S0	18731	0.43	0	0	18731	13112	13112	70%	0.69	0.77
S1	20038	0.46	0	0	20038	14026	14026	70%	0.69	0.77
T0	35719	0.82	0	0	35719	25003	25003	70%	0.69	0.77
hba	36590	0.84	0	0	36590	25613	25613	70%	0.69	0.77

Storm Event	Good Condition 0-2%		Good Condition 2-7%	
C'	Pervious	Impervious	Pervious	Impervious
C_{25}	0.29	0.86	0.39	0.86
C_{100}	0.36	0.95	0.46	0.95

Heritage - Proposed Inlet Runoff (Q) Calculations

D.A. Number	Drainage Area (Ac)	TOTAL I.C. (%)	Comp. C_{25}	Comp. C_{100}	TOTAL T_c (Min.)	I_{25} (in/hr)	I_{100} (in/hr)	Q_{25} (cfs)	Q_{100} (cfs)
A0	1.96	18%	0.39	0.47	8.00	8.85	11.15	6.8	10.2
A1	1.45	28%	0.45	0.52	8.00	8.85	11.15	5.8	8.5
A2	1.12	28%	0.45	0.52	8.00	8.85	11.15	4.5	6.6
A3	1.37	23%	0.42	0.49	8.00	8.85	11.15	5.1	7.5
A4	1.73	28%	0.45	0.52	8.00	8.85	11.15	6.9	10.1
A5	1.11	53%	0.59	0.67	8.00	8.85	11.15	5.8	8.3
A6	1.23	45%	0.54	0.62	8.00	8.85	11.15	5.9	8.6
A7	0.58	45%	0.55	0.63	8.00	8.85	11.15	2.8	4.0
A8	1.21	14%	0.37	0.44	8.00	8.85	11.15	4.0	6.0
A8-a	0.31	70%	0.69	0.77	8.00	8.85	11.15	1.9	2.7
A9	0.31	70%	0.69	0.77	8.00	8.85	11.15	1.9	2.7
A10	1.09	45%	0.55	0.63	8.00	8.85	11.15	5.3	7.6
A10-a	0.78	56%	0.61	0.69	8.00	8.85	11.15	4.2	6.0
A11	0.78	46%	0.55	0.63	8.00	8.85	11.15	3.8	5.5
A12	1.12	44%	0.54	0.62	8.00	8.85	11.15	5.4	7.8
A13	1.31	56%	0.61	0.69	8.00	8.85	11.15	7.0	10.1
A13-a	0.55	35%	0.49	0.57	8.00	8.85	11.15	2.4	3.5
A14	0.55	69%	0.69	0.77	8.00	8.85	11.15	3.3	4.7
A15	1.08	45%	0.55	0.62	8.00	8.85	11.15	5.2	7.5
A16	1.06	44%	0.54	0.62	8.00	8.85	11.15	5.1	7.3
A17	0.46	68%	0.68	0.76	8.00	8.85	11.15	2.8	3.9
A18	1.33	48%	0.56	0.64	8.00	8.85	11.15	6.6	9.5
A19	1.02	44%	0.54	0.62	8.00	8.85	11.15	4.9	7.0
A20	1.26	46%	0.55	0.63	8.00	8.85	11.15	6.1	8.8
A21	0.79	66%	0.67	0.75	8.00	8.85	11.15	4.7	6.6
A22	1.10	50%	0.58	0.66	8.00	8.85	11.15	5.6	8.1
B0	1.46	46%	0.55	0.63	8.00	8.85	11.15	7.1	10.3
B1	1.74	33%	0.48	0.55	8.00	8.85	11.15	7.3	10.7
B2	0.81	12%	0.36	0.43	8.00	8.85	11.15	2.6	3.9
B3	0.84	57%	0.62	0.70	8.00	8.85	11.15	4.6	6.5
C0	1.07	43%	0.53	0.61	8.00	8.85	11.15	5.1	7.3
C1	1.10	43%	0.53	0.61	8.00	8.85	11.15	5.2	7.5
C2	1.07	43%	0.54	0.61	8.00	8.85	11.15	5.1	7.3
CULV A	5.90	23%	0.42	0.50	8.00	8.85	11.15	22.1	32.7
D0	2.32	24%	0.43	0.50	8.00	8.85	11.15	8.8	13.0
D1	1.09	45%	0.55	0.62	8.00	8.85	11.15	5.3	7.6
D2	0.82	45%	0.55	0.63	8.00	8.85	11.15	4.0	5.7
D3	0.94	49%	0.57	0.65	8.00	8.85	11.15	4.7	6.8
D4	1.47	41%	0.53	0.60	8.00	8.85	11.15	6.8	9.9
D5	1.25	48%	0.56	0.64	8.00	8.85	11.15	6.2	9.0
D6	0.82	60%	0.63	0.72	8.00	8.85	11.15	4.6	6.5
D7	1.33	63%	0.65	0.73	8.00	8.85	11.15	7.7	10.9
D8	0.63	70%	0.69	0.77	8.00	8.85	11.15	3.8	5.4
D9	0.66	57%	0.62	0.70	8.00	8.85	11.15	3.6	5.1
D10	1.16	44%	0.54	0.62	8.00	8.85	11.15	5.5	8.0
D11	1.16	43%	0.53	0.61	8.00	8.85	11.15	5.5	7.9
D12	1.35	47%	0.56	0.64	8.00	8.85	11.15	6.7	9.6
D13	0.88	70%	0.69	0.77	8.00	8.85	11.15	5.4	7.6
E0	1.31	52%	0.59	0.67	8.00	8.85	11.15	6.8	9.8
E1	1.37	43%	0.54	0.61	8.00	8.85	11.15	6.5	9.4
E2	1.36	43%	0.53	0.61	8.00	8.85	11.15	6.4	9.3
F0	0.95	49%	0.57	0.65	8.00	8.85	11.15	4.8	6.9
F1	1.09	45%	0.55	0.63	8.00	8.85	11.15	5.3	7.6
F2	0.61	70%	0.69	0.77	8.00	8.85	11.15	3.7	5.3
F3	1.16	46%	0.55	0.63	8.00	8.85	11.15	5.7	8.2
F4	1.46	46%	0.55	0.63	8.00	8.85	11.15	7.1	10.3
F5	0.48	70%	0.69	0.77	8.00	8.85	11.15	2.9	4.1
G0	0.33	70%	0.69	0.77	8.00	8.85	11.15	2.0	2.8
G1	0.38	70%	0.69	0.77	8.00	8.85	11.15	2.3	3.3
G2	0.95	60%	0.63	0.72	8.00	8.85	11.15	5.3	7.6
H0-OS	7.99	5%	0.32	0.39	8.00	8.85	11.15	22.6	34.8
H1	0.94	46%	0.55	0.63	8.00	8.85	11.15	4.6	6.6
H2	0.81	46%	0.55	0.63	8.00	8.85	11.15	4.0	5.7
H3	0.41	70%	0.69	0.77	8.00	8.85	11.15	2.5	3.5
H4	0.84	51%	0.58	0.66	8.00	8.85	11.15	4.3	6.2
H5	0.96	63%	0.65	0.73	8.00	8.85	11.15	5.5	7.8
H6	0.87	61%	0.64	0.72	8.00	8.85	11.15	4.9	7.0
I0	1.12	48%	0.56	0.64	8.00	8.85	11.15	5.6	8.0
I1	1.02	43%	0.53	0.61	8.00	8.85	11.15	4.8	7.0
I2	1.02	43%	0.53	0.61	8.00	8.85	11.15	4.8	7.0
I3	1.02	43%	0.53	0.61	8.00	8.85	11.15	4.8	7.0
I4	0.63	43%	0.53	0.61	8.00	8.85	11.15	3.0	4.3
J0	1.23	47%	0.56	0.64	8.00	8.85	11.15	6.1	8.7
J1	1.18	42%	0.53	0.61	8.00	8.85	11.15	5.5	8.0
J2	1.18	44%	0.54	0.62	8.00	8.85	11.15	5.6	8.1
J3	1.23	54%	0.60	0.68	8.00	8.85	11.15	6.5	9.3
J4	1.36	26%	0.44	0.52	8.00	8.85	11.15	5.3	7.8
K-3 OS	18.10	5%	0.32	0.39	8.00	8.85	11.15	51.0	78.5
K0	0.98	46%	0.55	0.63	8.00	8.85	11.15	4.8	6.9
K1	1.07	46%	0.55	0.63	8.00	8.85	11.15	5.2	7.5
K2	1.00	46%	0.55	0.63	8.00	8.85	11.15	4.9	7.1
K4	0.75	45%	0.55	0.63	8.00	8.85	11.15	3.6	5.2
K5	1.30	48%	0.56	0.64	8.00	8.85	11.15	6.5	9.3
K6	1.53	43%	0.54	0.62	8.00	8.85	11.15	7.3	10.5
K7	1.45	49%	0.57	0.65	8.00	8.85	11.15	7.3	10.5
K8	0.74	61%	0.64	0.72	8.00	8.85	11.15	4.2	6.0
L0	1.12	45%	0.55	0.63	8.00	8.85	11.15	5.4	7.8
L1	0.88	44%	0.54	0.62	8.00	8.85	11.15	4.2	6.1
L2	0.74	37%	0.50	0.58	8.00	8.85	11.15	3.3	4.8
L3	1.16	45%	0.54	0.62	8.00	8.85	11.15	5.6	8.1
L4	0.80	49%	0.57	0.65	8.00	8.85	11.15	4.0	5.8
L5	1.15	64%	0.66	0.74	8.00	8.85	11.15	6.7	9.5
M0	1.22	54%	0.60	0.68	8.00	8.85	11.15	6.4	9.2
M1	1.15	42%	0.53	0.61	8.00	8.85	11.15	5.4	7.8
M2	1.00	43%	0.53	0.61	8.00	8.85	11.15	4.7	6.8
M3	0.96	43%	0.54	0.61	8.00	8.85	11.15	4.6	6.6
M4	0.97	43%	0.54	0.62	8.00	8.85	11.15	4.6	6.7
M5	0.49	70%	0.69	0.77	8.00	8.85	11.15	3.0	4.2
N0	0.44	58%	0.62	0.70	8.00	8.85	11.15	2.4	3.4
N1	1.21	43%	0.54	0.62	8.00	8.85	11.15	5.7	8.3
N2	1.17	43%	0.53	0.61	8.00	8.85	11.15	5.5	8.0
N3	1.07	61%	0.64	0.72	8.00	8.85	11.15	6.1	8.6
N4	1.51	47%	0.56	0.64	8.00	8.85	11.15	7.5	10.7
O0	1.28	42%	0.53	0.61	8.00	8.85	11.15	6.0	8.7
O1	1.01	43%	0.54	0.61	8.00	8.85	11.15	4.8	6.9
O2	0.86	44%	0.54	0.62	8.00	8.85	11.15	4.1	5.9
O3	0.58	59%	0.63	0.71	8.00	8.85	11.15	3.2	4.6
O4	0.50	70%	0.69	0.77	8.00	8.85	11.15	3.0	4.3
O5	1.14	44%	0.54	0.62	8.00	8.85	11.15	5.5	7.9
O6	0.56	70%	0.69	0.77	8.00	8.85	11.15	3.4	4.8
O7	0.70	45%	0.55	0.62	8.00	8.85	11.15	3.4	4.9
P0	0.62	53%	0.59	0.67	8.00	8.85	11.15	3.3	4.7
P1	1.45	12%	0.36	0.43	8.00	8.85	11.15	4.6	7.0
P2	1.06	49%	0.57	0.65	8.00	8.85	11.15	5.3	7.6
P3	1.13	54%	0.60	0.68	8.00	8.85	11.15	6.0	8.6
Q0	1.26	46%	0.55	0.63	8.00	8.85	11.15	6.2	8.9
Q1	0.93	43%	0.54	0.61	8.00	8.85	11.15	4.4	6.4
Q2	1.02	42%	0.53	0.61	8.00	8.85	11.15	4.8	6.9
Q3	0.92	43%	0.53	0.61	8.00	8.85	11.15	4.3	6.3
Q4	0.90	53%	0.59	0.67	8.00	8.85	11.15	4.7	6.7
R0	0.89	21%	0.41	0.48	8.00	8.85	11.15	3.2	4.8
R1	0.65	70%	0.69	0.77	8.00	8.85	11.15	4.0	5.6
R2	0.46	70%	0.69	0.77	8.00	8.85	11.15	2.8	4.0
R3	0.49	41%	0.52	0.60	8.00	8.85	11.15	2.3	3.3
R4	1.08	61%	0.64	0.72	8.00	8.85	11.15	6.1	8.7
R5	0.39	70%	0.69	0.77	8.00	8.85	11.15	2.4	3.4

Plotted By:Cookon, Ashley Date:August 10, 2020 05:07:35pm File Path:K:\AUS_Civil\067783117-Heritage-MI Homes\PRELIMINARY\Civil\PlanSheets\C-Inlet Drainage Area Map.dwg
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No.	REVISIONS	DATE	BY

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TEXAS REGISTERED ENGINEERING FIRM F-928

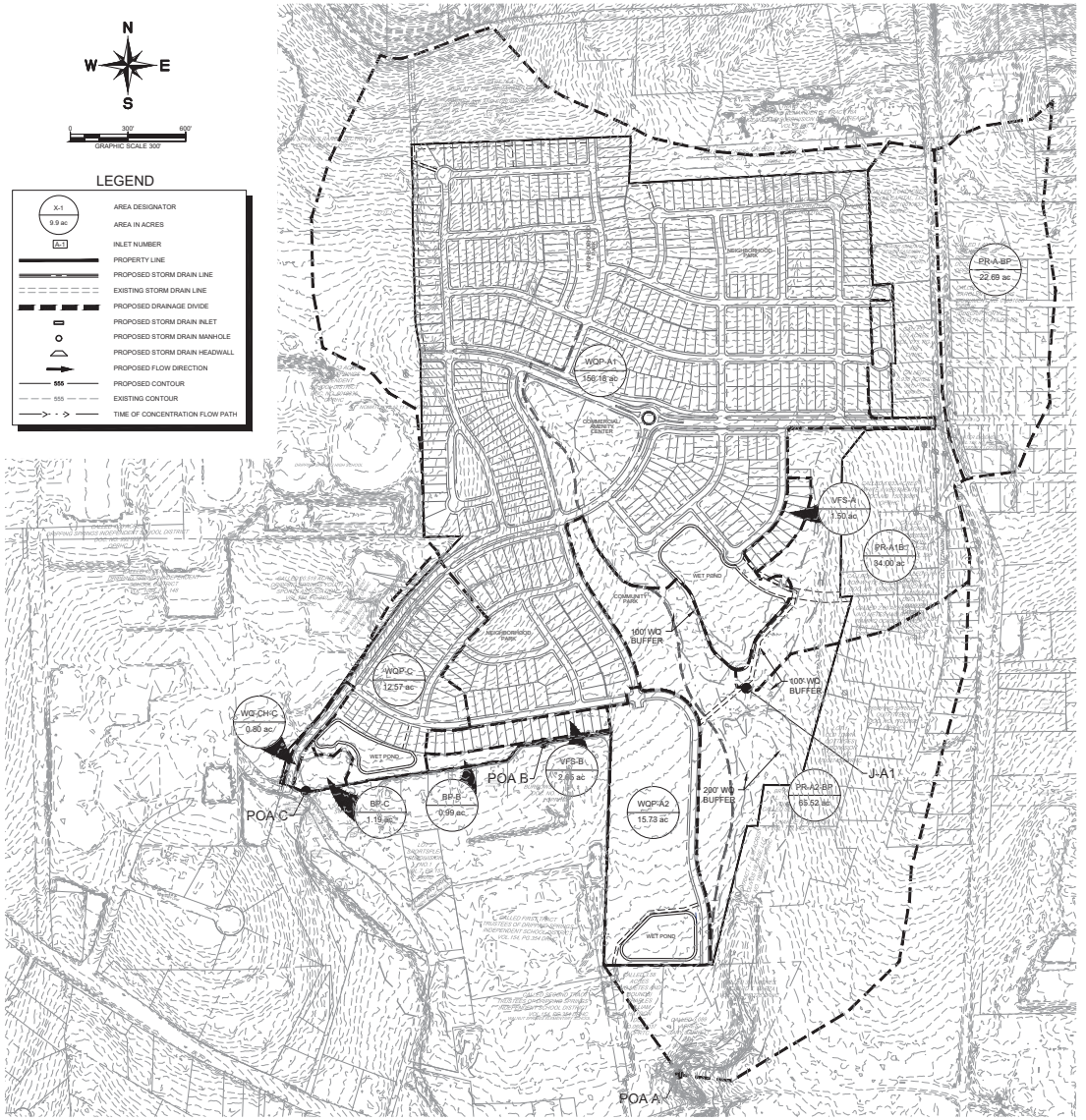
08/10/2020

ALEJANDRO E. CRANADOS ROJO
130084
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS

KHA PROJECT 067783117
DATE AUGUST 2020
SCALE: AS SHOWN
DESIGNED BY: AGD
DRAWN BY: RRJ
CHECKED BY: AEG

INLET CALCULATIONS

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPR



Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Heritage
Date Prepared: 3/16/2020

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 — Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	290.90	acres
Predevelopment impervious area within the limits of the plan * =	4.70	acres
Total post-development impervious area within the limits of the plan* =	79.67	acres
Total post-development impervious cover fraction * =	0.27	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	67295	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 3

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = A1

Total drainage basin/outfall area =	156.18	acres
Predevelopment impervious area within drainage basin/outfall area =	3.09	acres
Post-development impervious area within drainage basin/outfall area =	53.91	acres
Post-development impervious fraction within drainage basin/outfall area =	0.35	
$L_{M\ THIS\ BASIN}$ =	45613	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Wet Basin
Removal efficiency = 93 percent

Aqualogic Cartridge Filter
Bioretention
Contech StormFilter
Constructed Wetland
Extended Detention
Grassy Swale
Retention / Irrigation
Sand Filter
Stormceptor
Vegetated Filter Strips
Vortechs
Wet Basin
Wet Vault

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

where:
A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	156.18	acres	
A_I =	53.91	acres	
A_P =	102.27	acres	0.77392897
L_R =	58937	lbs	

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 52700 lbs.

F = 0.89

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 — Pages 3-34 to 3-36

Rainfall Depth =	1.60	inches
Post Development Runoff Coefficient =	0.28	
On-site Water Quality Volume =	254510	cubic feet

Calculations from RG-348 — Pages 3-36 to 3-37

Off-site area draining to BMP =	26.09	acres
Off-site Impervious cover draining to BMP =	3.09	acres
Impervious fraction of off-site area =	0.12	
Off-site Runoff Coefficient =	0.14	
Off-site Water Quality Volume =	21351	cubic feet
Storage for Sediment =	55172	
Total Capture Volume (required water quality volume(s) x 1.20) =	331033	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

11. Wet Basins Designed as Required in RG-348 — Pages 3-66 to 3-71

Required capacity of Permanent Pool =	331033	cubic feet	Permanent Pool Capacity is 1.20 times the WQV
Required capacity at WQV Elevation =	585543	cubic feet	Total Capacity should be the Permanent Pool Capacity plus a second WQV.

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08/10/2020

ALEJANDRO E. GRANADOS RIOS
130084
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 067783117
DATE AUGUST 2020
SCALE: AS SHOWN
DESIGNED BY: AGD
DRAWN BY: RRJ
CHECKED BY: AEG

OVERALL WATER QUALITY PLAN

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET NUMBER
24

Plotted By: Coulson, Ashley Date: August 10, 2020 06:19:22pm File Path: K:\AUS_Civil\067783117-Heritage-MI Homes\PRELIMINARY\Civil\PlanSheets\JC-Drainage Area Map-WQ.dwg
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Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Heritage
Date Prepared: 3/16/2020

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsh

1. The Required Load Reduction for the total project: Calculations from RG-348 — Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	290.90	acres
Predevelopment impervious area within the limits of the plan * =	4.70	acres
Total post-development impervious area within the limits of the plan* =	79.67	acres
Total post-development impervious cover fraction * =	0.27	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	67295	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 3

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = A2

Total drainage basin/outfall area =	15.73	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	11.43	acres
Post-development impervious fraction within drainage basin/outfall area =	0.73	
$L_{M\ THIS\ BASIN}$ =	10260	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Wet Basin
Removal efficiency = 93 percent

Aqualogic Cartridge Filter
Bioretention
Contech StormFilter
Constructed Wetland
Extended Detention
Grassy Swale
Retention / Irrigation
Sand Filter
Stormceptor
Vegetated Filter Strips
Vortechs
Wet Basin
Wet Vault

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:
A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	15.73	acres
A_I =	11.43	acres
A_P =	4.30	acres
L_R =	12208	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 11500 lbs.

F = 0.94

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 — Pages 3-34 to 3-36

Rainfall Depth =	2.40	inches
Post Development Runoff Coefficient =	0.53	
On-site Water Quality Volume =	73111	cubic feet

Calculations from RG-348 — Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	14622	
Total Capture Volume (required water quality volume(s) x 1.20) =	87734	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

11. Wet Basins Designed as Required in RG-348 — Pages 3-66 to 3-71

Required capacity of Permanent Pool =	87734	cubic feet	Permanent Pool Capacity is 1.20 times the WQV
Required capacity at WQV Elevation =	160845	cubic feet	Total Capacity should be the Permanent Pool Capacity plus a second WQV.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Heritage
Date Prepared: 3/16/2020

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
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1. The Required Load Reduction for the total project: Calculations from RG-348 — Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of incr
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	290.90	acres
Predevelopment impervious area within the limits of the plan * =	4.70	acres
Total post-development impervious area within the limits of the plan* =	79.67	acres
Total post-development impervious cover fraction * =	0.27	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	67295	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 3

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = C

Total drainage basin/outfall area =	12.57	acres
Predevelopment impervious area within drainage basin/outfall area =	0.40	acres
Post-development impervious area within drainage basin/outfall area =	4.68	acres
Post-development impervious fraction within drainage basin/outfall area =	0.37	
$L_{M\ THIS\ BASIN}$ =	3842	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Extended Detention
Removal efficiency = 75 percent

Aqualogic Cartridge Filter
Bioretention
Contech StormFilter
Constructed Wetland
Extended Detention
Grassy Swale
Retention / Irrigation
Sand Filter
Stormceptor
Vegetated Filter Strips
Vortechs
Wet Basin
Wet Vault

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:
A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	12.57	acres
A_I =	4.68	acres
A_P =	7.89	acres
L_R =	4113	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 3900 lbs.

F = 0.95

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 — Pages 3-

Rainfall Depth =	2.60	inches
Post Development Runoff Coefficient =	0.29	
On-site Water Quality Volume =	34836	cubic feet

Calculations from RG-348 — Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	6967	
Total Capture Volume (required water quality volume(s) x 1.20) =	41803	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

7. Retention/Irrigation System Designed as Required in RG-348 — Pages 3-42 to 3-46

Required Water Quality Volume for retention basin =	NA	cubic feet	
Irrigation Area Calculations:			
Soil infiltration/permeability rate =	0.1	in/hr	Enter determined permeability rate or assum
Irrigation area =	NA	square feet	
	NA	acres	

8. Extended Detention Basin System Designed as Required in RG-348 — Pages 3-46 to 3-51

Required Water Quality Volume for extended detention basin = 41803 cubic feet

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TEXAS REGISTERED ENGINEERING FIRM F-928

08/10/2020

STATE OF TEXAS — ALEJANDRO E. GRANADOS RIOS — 130084 — LICENSED PROFESSIONAL ENGINEER

KHA PROJECT 067783117
DATE AUGUST 2020
SCALE: AS SHOWN
DESIGNED BY: AGD
DRAWN BY: RRJ
CHECKED BY: AEG

WATER QUALITY CALCULATIONS

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET NUMBER
25

Plotted By: Coalson, Ashley Date: August 10, 2020 05:10:59pm File Path: K:\AUS_Civil\067783117-Heritage-MI Homes\PRELIMINARY\Cad\PlanSheets\OVERALL STORMSEWER PLAN.dwg
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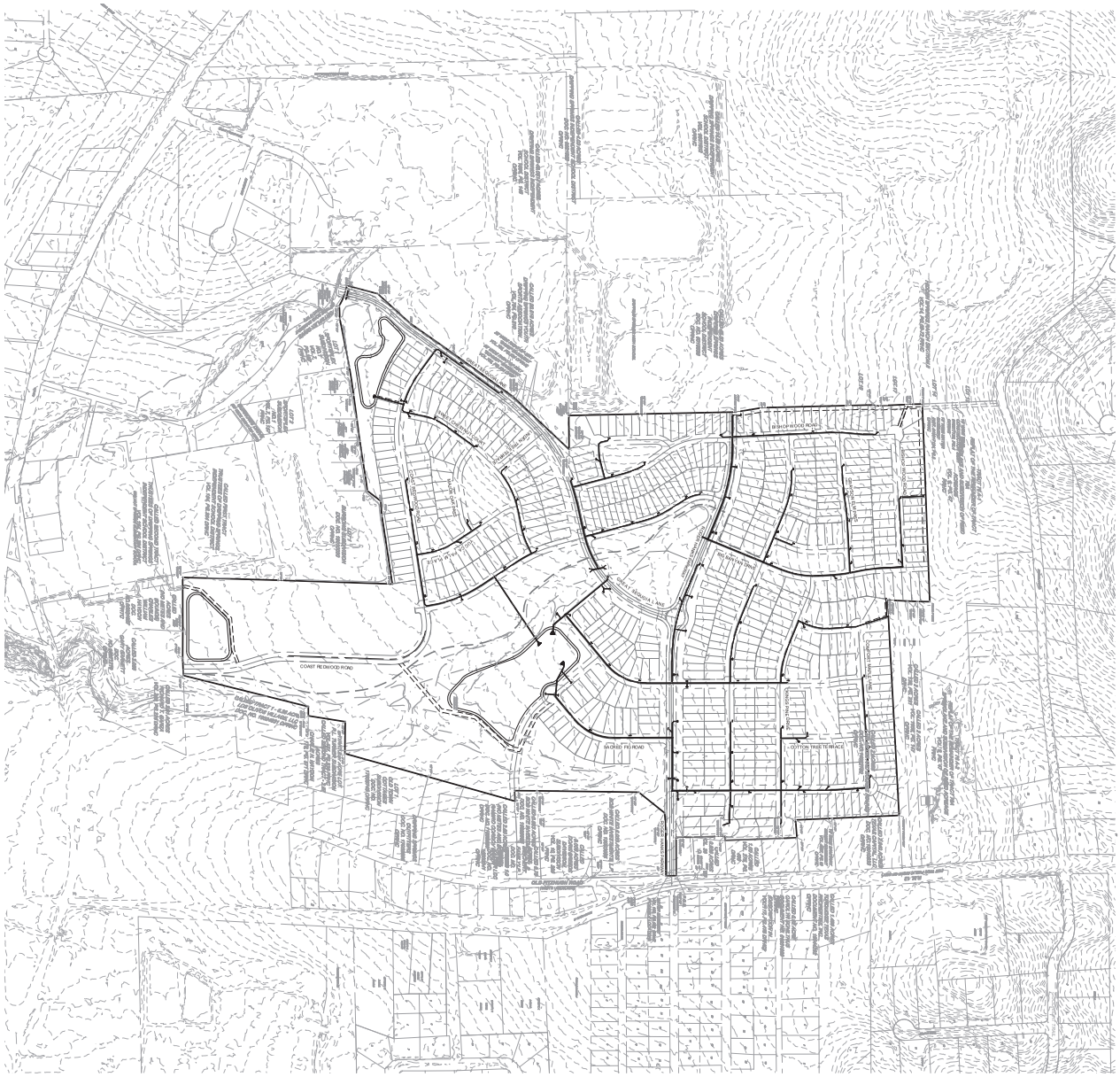

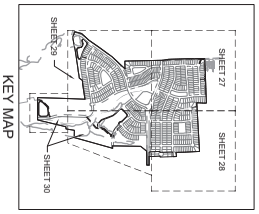

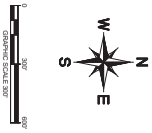

SHEET NUMBER 26	HERITAGE PRELIMINARY PLAN CITY OF DRIPPING SPRINGS HAYS COUNTY, TEXAS	OVERALL STORMSEWER PLAN	KHA PROJECT 067783117 DATE AUGUST 2020 SCALE: AS SHOWN DESIGNED BY: AGD DRAWN BY: RRJ CHECKED BY: AEG

STATE OF TEXAS — ANTHONY E. GARZA — 103 — LICENSED PROFESSIONAL ENGINEER — 08/10/2020

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Plotted By: Coalson, Ashley Date: August 10, 2020 05:58:43pm File Path: K:\AUS_Civil\067783117-Heritage-MI Homes\PRELIMINARY\Cad\PlanSheets\C-Stormsewer Plan.dwg
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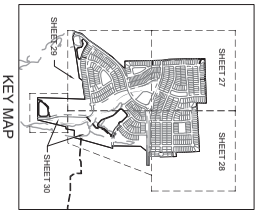

0 100' 200'
GRAPHIC SCALE: 1in = 100ft

N W S E

126

SHEET NUMBER	HERITAGE PRELIMINARY PLAN	STORMSEWER PLAN (SHEET 1 OF 4)	KHA PROJECT 067783117
27	CITY OF DRIPPING SPRINGS HAYS COUNTY, TEXAS		DATE AUGUST 2020
			SCALE: AS SHOWN
			DESIGNED BY: AGD
			DRAWN BY: RRJ
			CHECKED BY: AEG

08/10/2020

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No.	REVISIONS	DATE	BY

Item 3.

Plotted By: Coalson, Ashley Date: August 10, 2020 05:59:29pm File Path: K:\AUS_Civil\067783117-Heritage-MI Homes\PRELIMINARY\Cad\PlanSheets\C-Stormsewer Plan.dwg
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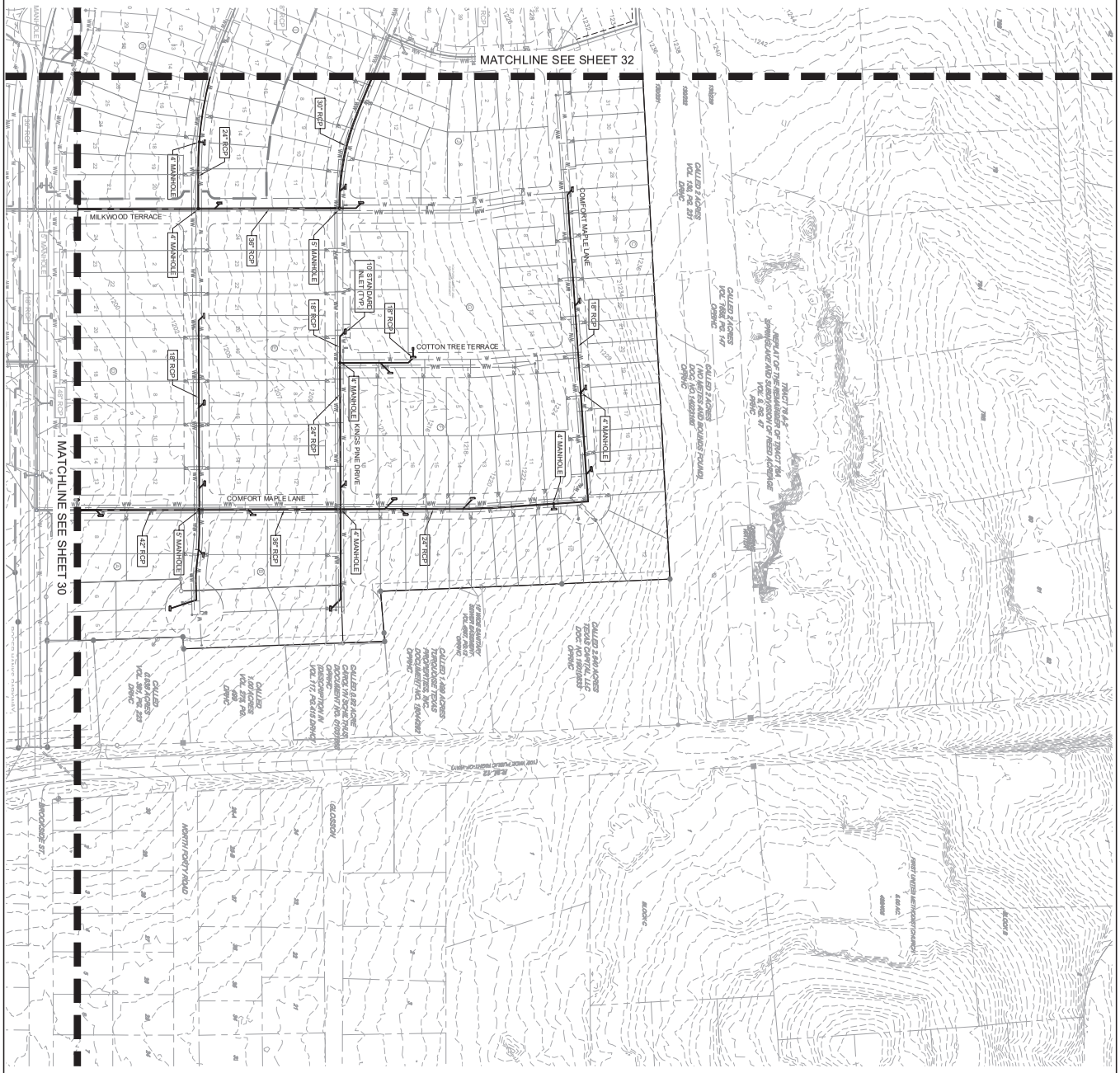

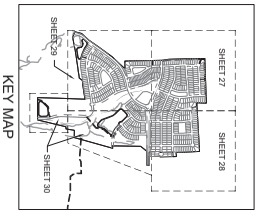

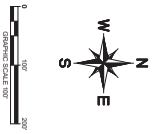

SHEET NUMBER 28	HERITAGE PRELIMINARY PLAN CITY OF DRIPPING SPRINGS HAYS COUNTY, TEXAS	STORMSEWER PLAN (SHEET 2 OF 4)	KHA PROJECT 067783117 DATE AUGUST 2020 SCALE: AS SHOWN DESIGNED BY: AGD DRAWN BY: RRJ CHECKED BY: AEG	08/10/2020	Kimley»Horn © 2020 KIMLEY-HORN AND ASSOCIATES, INC. 10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200, AUSTIN, TX 78759 PHONE: 512-418-1771 FAX: 512-418-1791 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE	BY

Plotted By: Coalson, Ashley Date: August 10, 2020 06:00:19pm File Path: K:\AUS_Civil\067783117-Heritage-MI Homes\PRELIMINARY\Cad\PlanSheets\C-Stormsewer Plan.dwg
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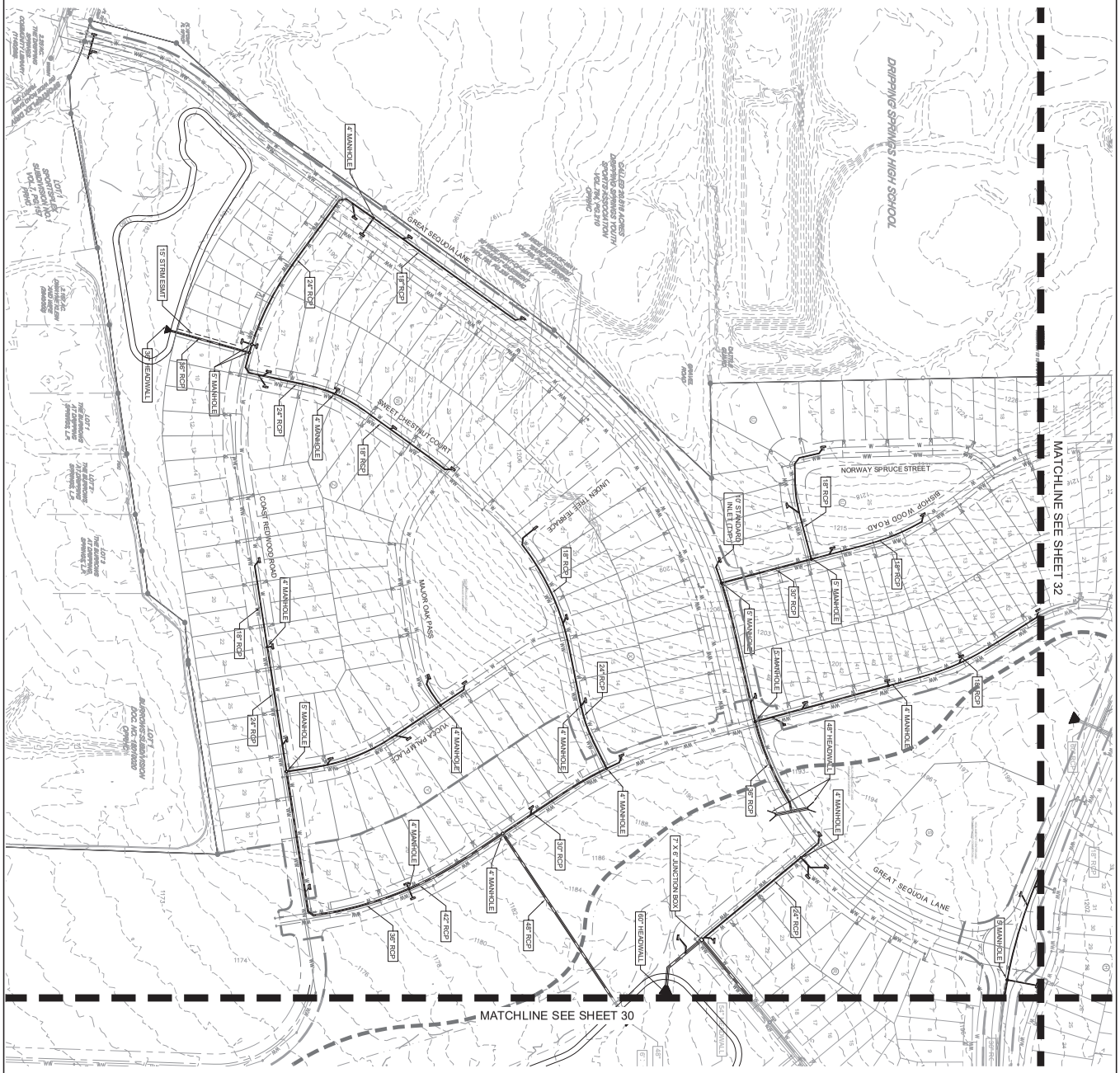

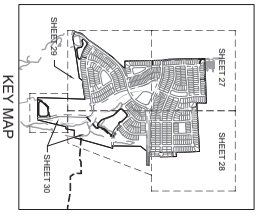

128

SHEET NUMBER 29

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

STORMSEWER PLAN (SHEET 3 OF 4)

KHA PROJECT	067783117
DATE	AUGUST 2020
SCALE:	AS SHOWN
DESIGNED BY:	AGD
DRAWN BY:	RRJ
CHECKED BY:	AEG

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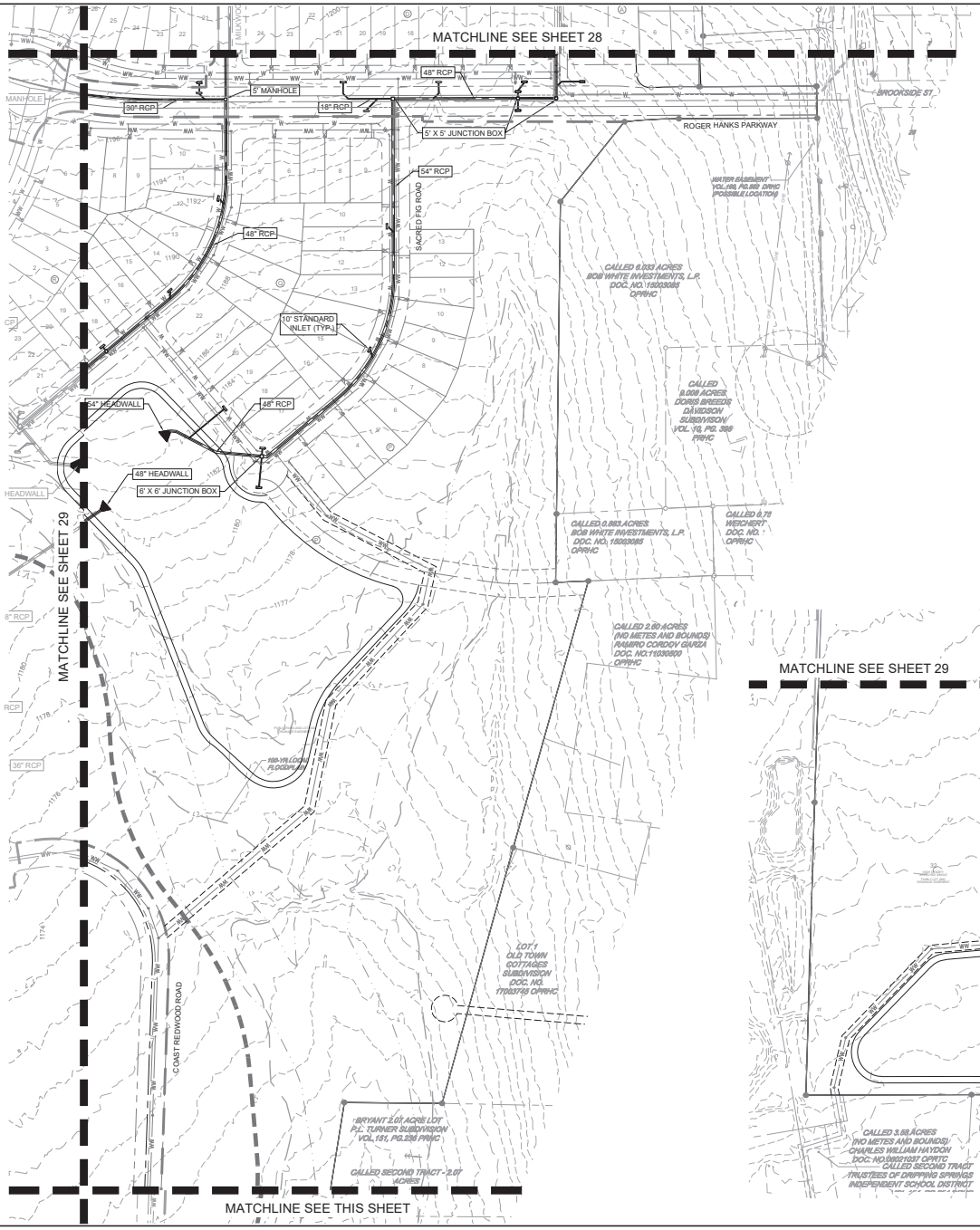
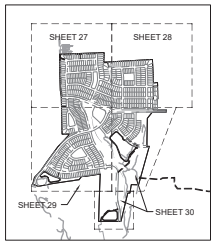
No.	REVISIONS	DATE	BY

Item 3.





KEY MAP
N.T.S.

No.	REVISIONS	DATE	BY

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TEXAS REGISTERED ENGINEERING FIRM F-928

08/10/2020

STATE OF TEXAS
ALEJANDRO E. CRIMADOS RIOS
130084
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT	067783117
DATE	AUGUST 2020
SCALE:	AS SHOWN
DESIGNED BY:	AGD
DRAWN BY:	RRJ
CHECKED BY:	AEG

STORMSEWER PLAN
(SHEET 4 OF 4)

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET NUMBER
30

Plotted By:Coulson, Ashley Date:August 10, 2020 06:02:16pm File Path:K:\AUS_Civil\067783117-Heritage-MI Homes\PRELIMINARY\Civil\PlanSheets\C-Stormsewer Plan.dwg
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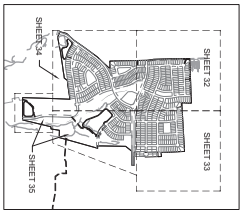
UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE

0 40' 80'
GRAPHIC SCALE: 40'

N
W E
S

KEY MAP
N.T.S.



SHEET NUMBER 31	HERITAGE PRELIMINARY PLAN CITY OF DRIPPING SPRINGS HAYS COUNTY, TEXAS	OVERALL WATER & WASTEWATER PLAN	KHA PROJECT 067783117 DATE AUGUST 2020 SCALE: AS SHOWN DESIGNED BY: AGD DRAWN BY: RRJ CHECKED BY: AEG

STATE OF TEXAS — ALLISON E. GRIMES — LICENSED PROFESSIONAL ENGINEER — 08/10/2020

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TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE	BY

UTILITY LEGEND

	PROPERTY LINE
	PHASE LINE
WW	PROPOSED WASTE WATER LINE
W	PROPOSED WATER LINE
	PROPOSED WASTE WATER MANHOLE
	WASTE WATER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
OHP	EXISTING OVERHEAD POWER LINE
W	EXISTING WATER LINE
	EXISTING WASTE WATER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WASTE WATER MANHOLE

KEY MAP
N.T.S.

No.	REVISIONS	DATE	BY

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TEXAS REGISTERED ENGINEERING FIRM F-928

08/10/2020

STATE OF TEXAS
ALEJANDRO E. ORNADOS ROJO
130084
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT	067783117
DATE	AUGUST 2020
SCALE:	AS SHOWN
DESIGNED BY:	AGO
DRAWN BY:	RRJ
CHECKED BY:	AEG

WATER & WASTEWATER PLAN (SHEET 1 OF 4)

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET NUMBER
32

Plotted By: Coulson, Ashley Date: August 10, 2020 06:40:28pm File Path: K:\AUS_Civil\067783117-Heritage-MI Homes\PRELIMINARY\Civil\PlanSheets\C-Water & Wastewater Plan.dwg
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N

W E

S

0 100' 200'

GRAPHIC SCALE 100'

UTILITY LEGEND

	PROPERTY LINE
	PHASE LINE
WW	PROPOSED WASTE WATER LINE
W	PROPOSED WATER LINE
	PROPOSED WASTE WATER MANHOLE
	WASTE WATER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
OHP	EXISTING OVERHEAD POWER LINE
W	EXISTING WATER LINE
	EXISTING WASTE WATER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WASTE WATER MANHOLE

KEY MAP
N.T.S.

No.	REVISIONS	DATE	BY

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08/10/2020

STATE OF TEXAS
ALEJANDRO E. CRANADOS RIOS
130084
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT	067783117
DATE	AUGUST 2020
SCALE:	AS SHOWN
DESIGNED BY:	AGD
DRAWN BY:	RRJ
CHECKED BY:	AEG

WATER & WASTEWATER PLAN (SHEET 2 OF 4)

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET NUMBER
33

Plotted By:Coulson, Ashley Date:August 10, 2020 06:41:11pm File Path:K:\AUS_Civil\067783117-Heritage-MI Homes\PRELIMINARY\Civil\PlanSheets\JC-Water & Wastewater Plan.dwg
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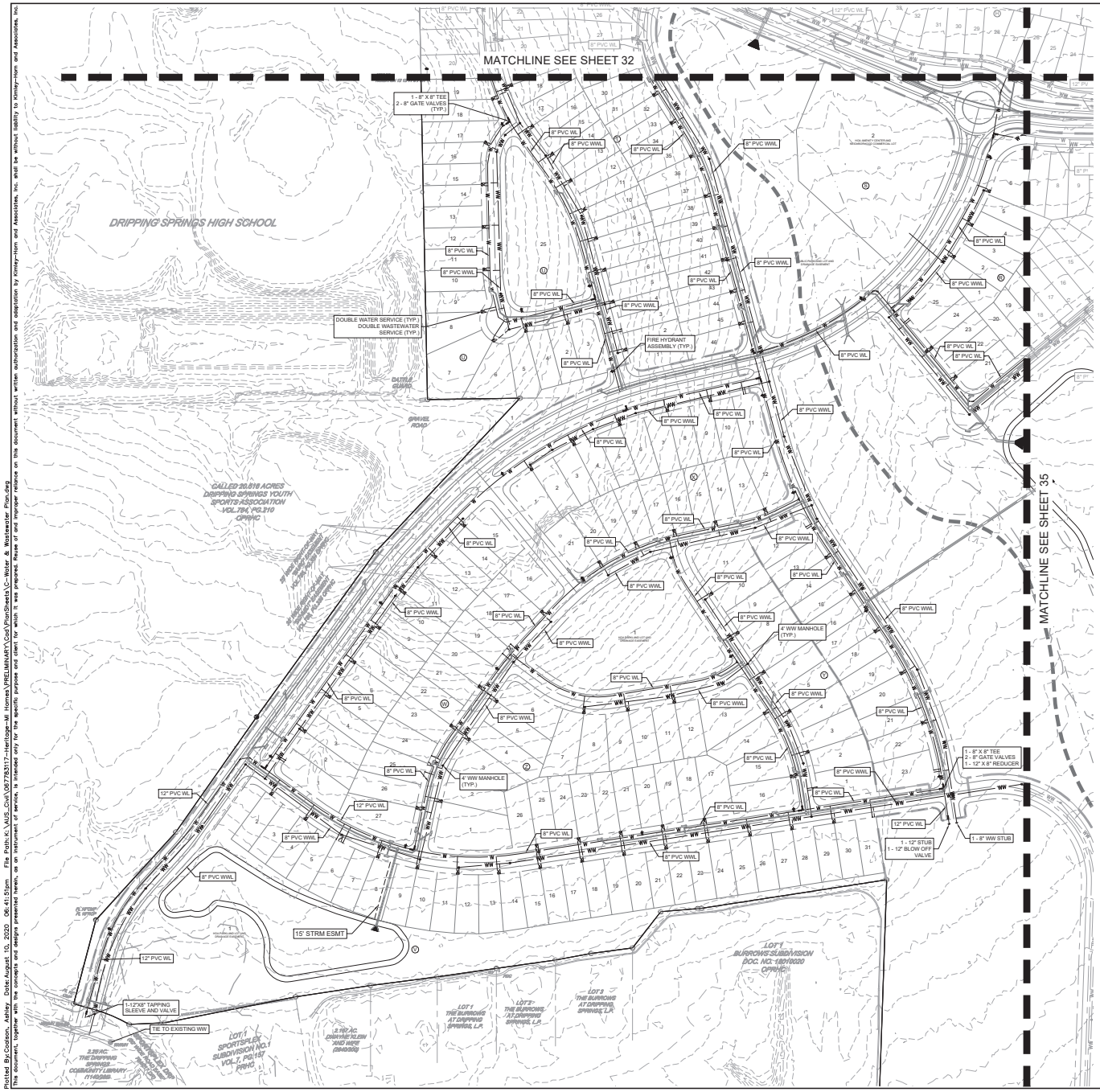

N
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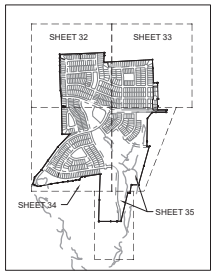
0 100' 200'
GRAPHIC SCALE 100'

UTILITY LEGEND

	PROPERTY LINE
	PHASE LINE
WW	PROPOSED WASTE WATER LINE
W	PROPOSED WATER LINE
	PROPOSED WASTE WATER MANHOLE
	WASTE WATER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
OHP	EXISTING OVERHEAD POWER LINE
W	EXISTING WATER LINE
	EXISTING WASTE WATER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WASTE WATER MANHOLE



KEY MAP
N.T.S.

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08/10/2020

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LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 067783117
DATE AUGUST 2020
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DESIGNED BY: AGO
DRAWN BY: RRJ
CHECKED BY: AEG

WATER & WASTEWATER PLAN (SHEET 3 OF 4)

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET NUMBER
34

Plotted By: Cordon, Ashley Date: August 10, 2020 06:41:51pm File Path: K:\AUS_Civil\067783117-Heritage-MI Homes\PRELIMINARY\Civil\PlanSheets\C-Water & Wastewater Plan.dwg
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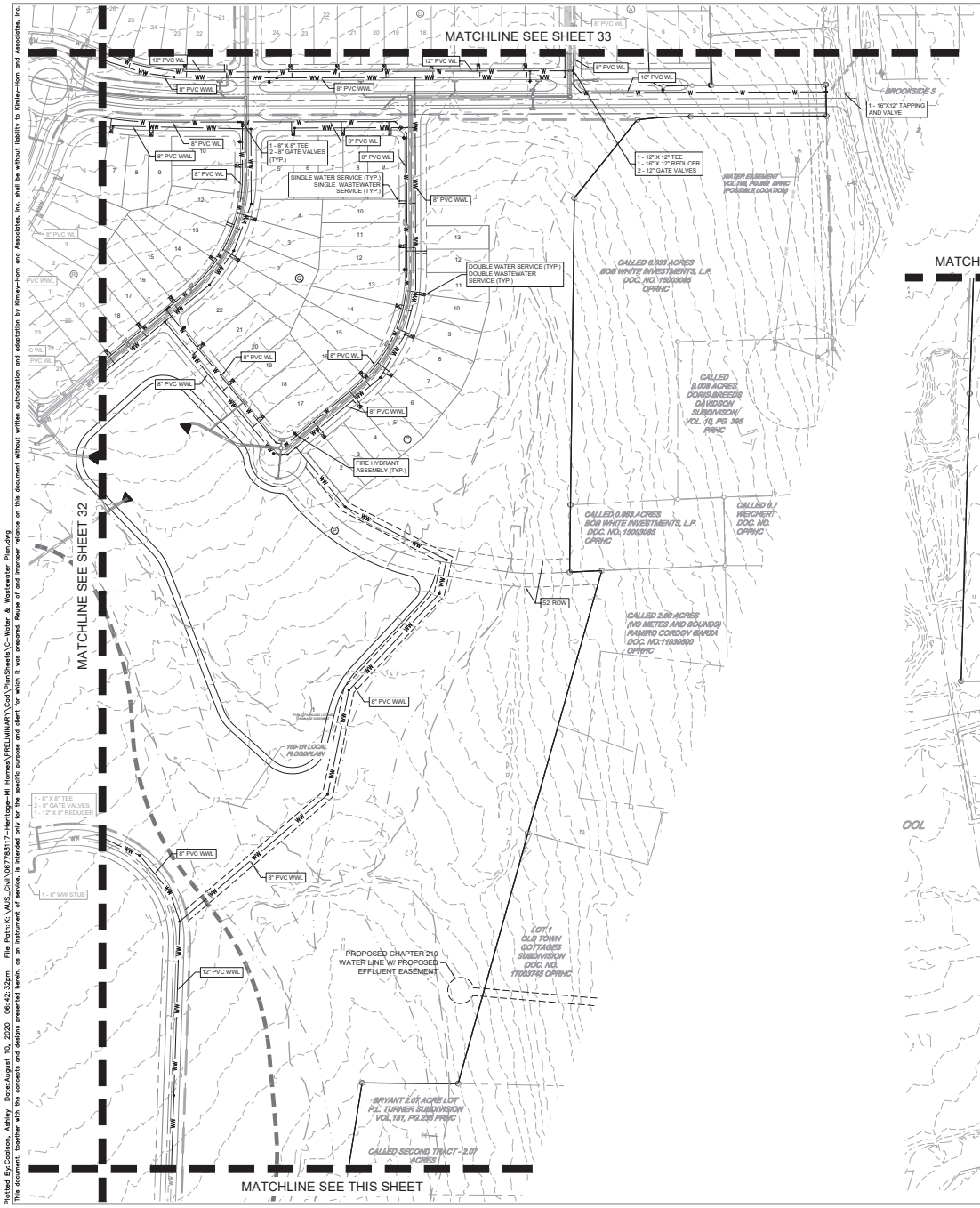

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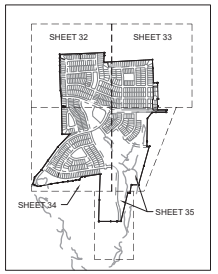
0 100' 200'
GRAPHIC SCALE 100'

UTILITY LEGEND

- PROPERTY LINE
- PHASE LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE



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DATE AUGUST 2020
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WATER & WASTEWATER PLAN (SHEET 4 OF 4)

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET NUMBER
35

Plotted By:Coulson, Ashley Date:August 10, 2020 08:42:32pm File Path:K:\AUS_Civil\067783117-Heritage-MI Homes\PRELIMINARY\Civil\PlanSheets\C-Water & Wastewater Plan.dwg
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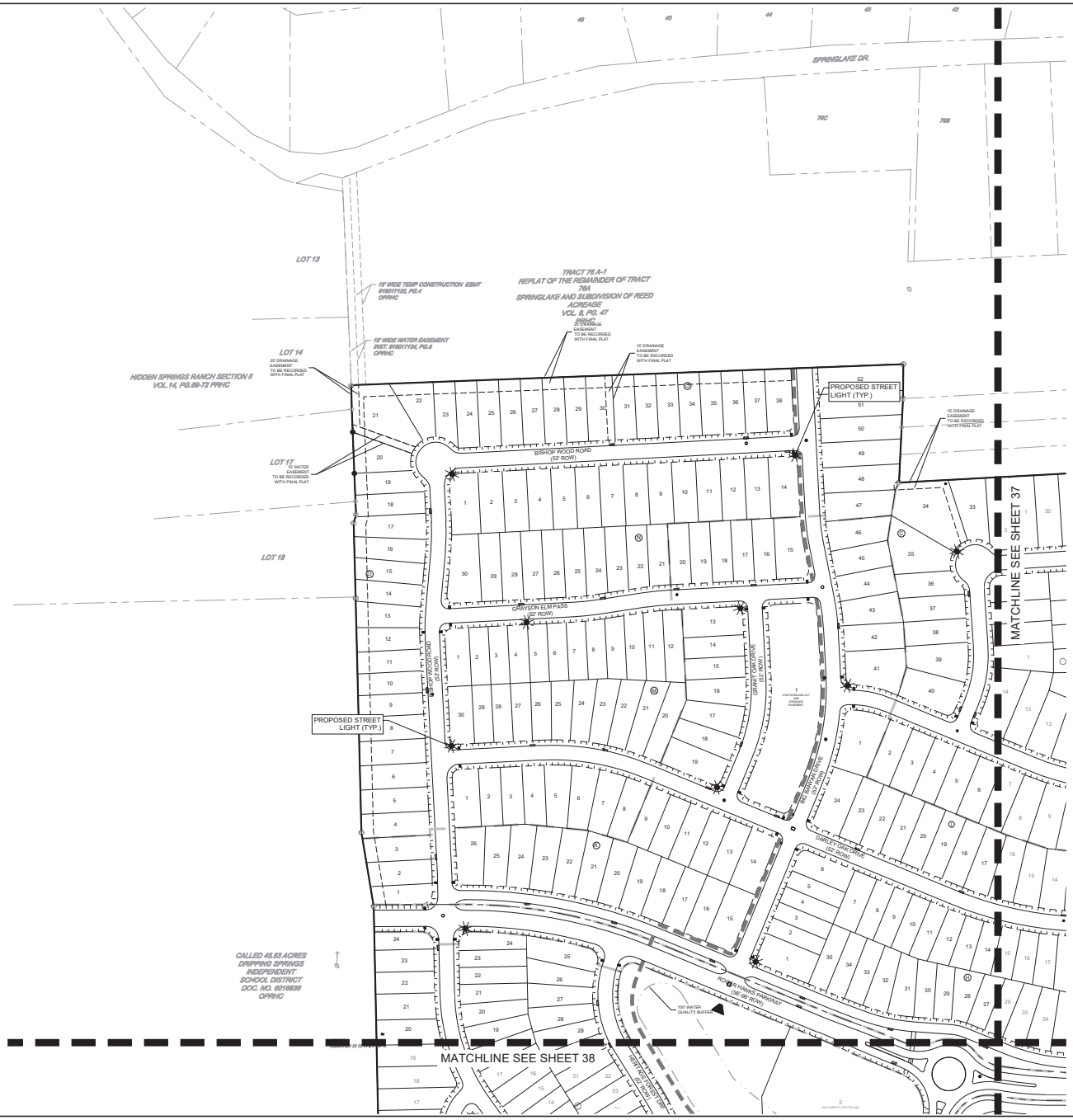
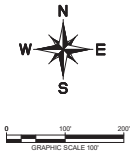
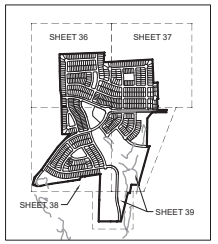




LEGEND

- PROPERTY LINE
- PHASE LINE
- CONCRETE SIDEWALK (WIDTH VARIES)
- 8' HIKE AND BIKE TRAIL
- WATER QUALITY BUFFER
- STREET LIGHT



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OVERALL LIGHTING PLAN (SHEET 1 OF 4)

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET NUMBER
36

Plotted By:Coulson, Ashley Date:August 10, 2020 05:18:05pm File Path:K:\AUS_Civil\067783117-Heritage-MI Homes\PRELIMINARY\Civil\PlanSheets\1C-Overall Lighting Plan.dwg
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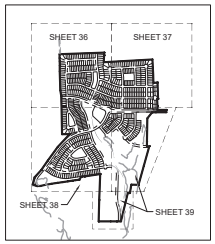
LEGEND

- PROPERTY LINE
- PHASE LINE
- CONCRETE SIDEWALK (WIDTH VARIES)
- 8' HIKE AND BIKE TRAIL
- WATER QUALITY BUFFER
- STREET LIGHT



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DATE	AUGUST 2020
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OVERALL LIGHTING PLAN (SHEET 2 OF 4)

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET NUMBER
37

Plotted By:Coulson, Ashley Date:August 10, 2020 05:18:11pm File Path:K:\AUS_Civil\067783117-Heritage-MI Homes\PRELIMINARY\Civil\PlanSheets\LC-Overall Lighting Plan.dwg
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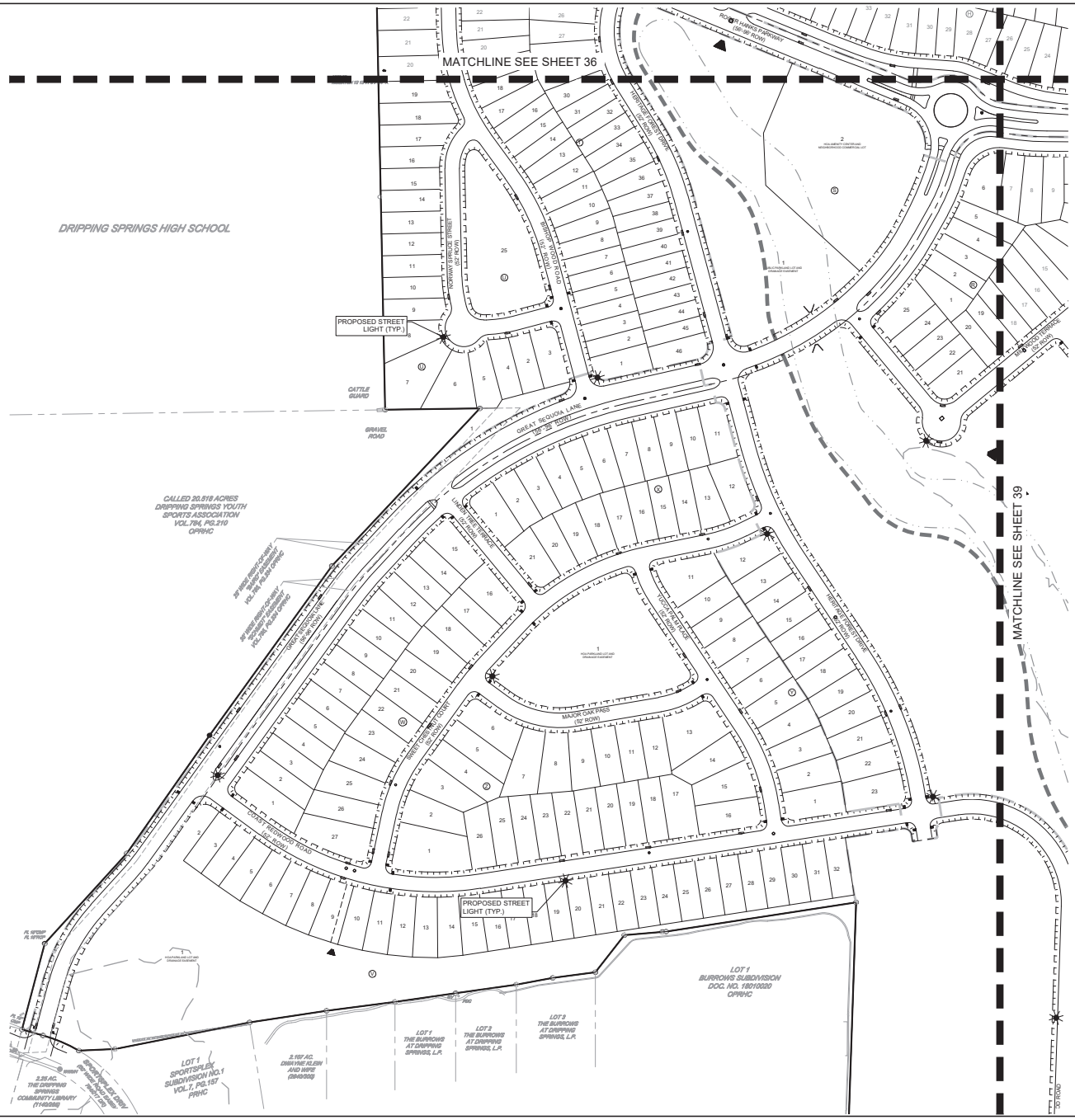

N
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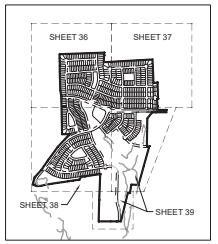
0 100' 200'
GRAPHIC SCALE 100'

LEGEND

- PROPERTY LINE
- PHASE LINE
- CONCRETE SIDEWALK (WIDTH VARIES)
- 8' HIKE AND BIKE TRAIL
- WATER QUALITY BUFFER
- STREET LIGHT



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KHA PROJECT	067783117
DATE	AUGUST 2020
SCALE:	AS SHOWN
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DRAWN BY:	RRJ
CHECKED BY:	AEG

OVERALL LIGHTING PLAN
(SHEET 3 OF 4)

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET NUMBER
38

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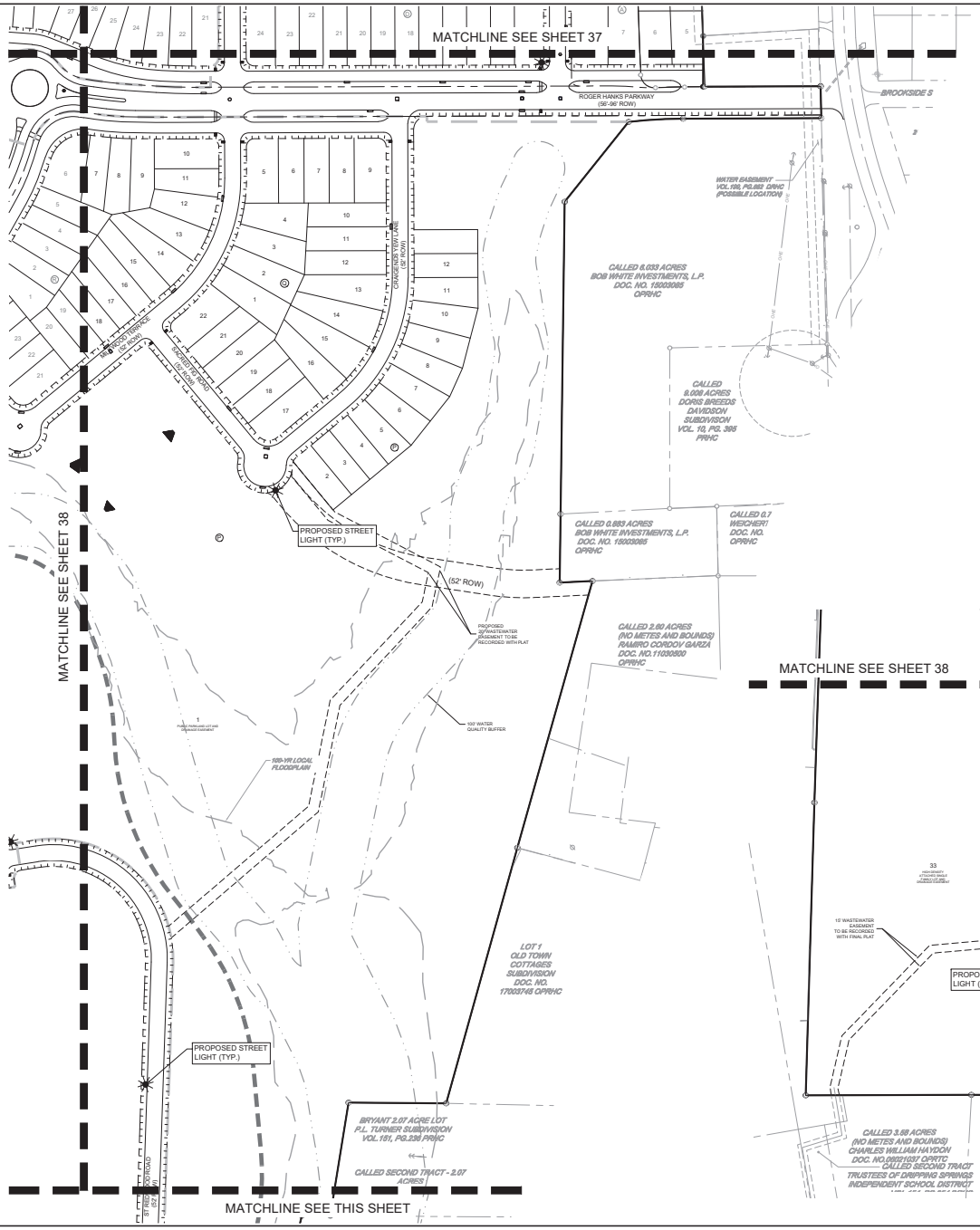
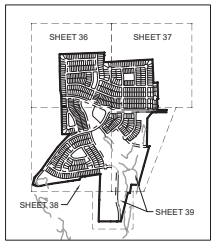


LEGEND

- PROPERTY LINE
- PHASE LINE
- CONCRETE SIDEWALK (WIDTH VARIES)
- 8' HIKE AND BIKE TRAIL
- WATER QUALITY BUFFER
- STREET LIGHT



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PROFESSIONAL ENGINEER

KHA PROJECT	067783117
DATE	AUGUST 2020
SCALE:	AS SHOWN
DESIGNED BY:	AGD
DRAWN BY:	RRJ
CHECKED BY:	AEG

OVERALL LIGHTING PLAN (SHEET 4 OF 4)

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET NUMBER
39

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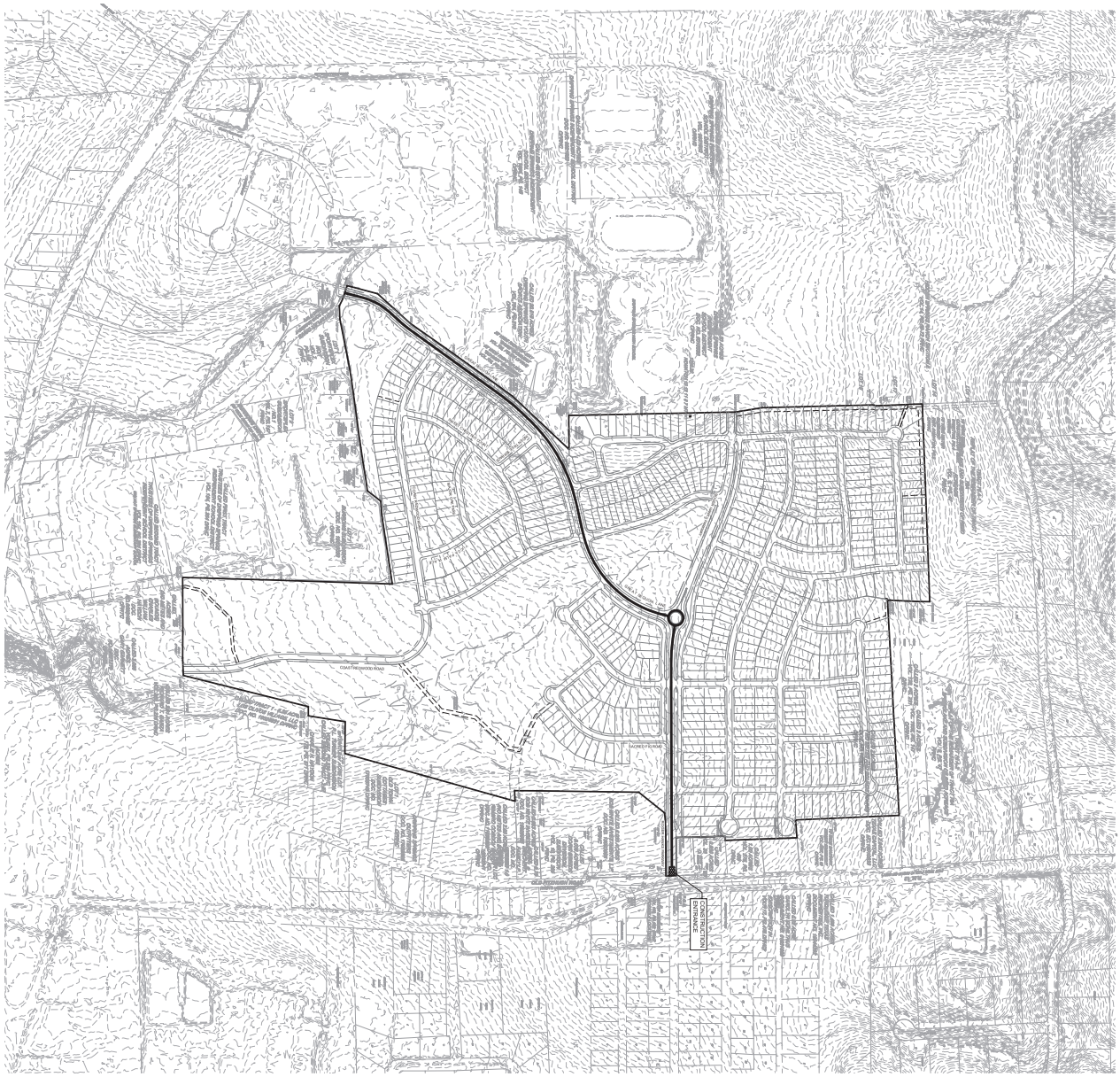

LEGEND

PROPERTY LINE

PHASE LINE

WATER QUALITY BUFFER

CONSTRUCTION TRAFFIC PATH

CONSTRUCTION ENTRANCE

0 300' 600'
GRAPHIC SCALE: 300'

N W S E

HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

CONSTRUCTION TRAFFIC PLAN

KHA PROJECT	067783117
DATE	AUGUST 2020
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No.	REVISIONS	DATE	BY

SHEET NUMBER 40

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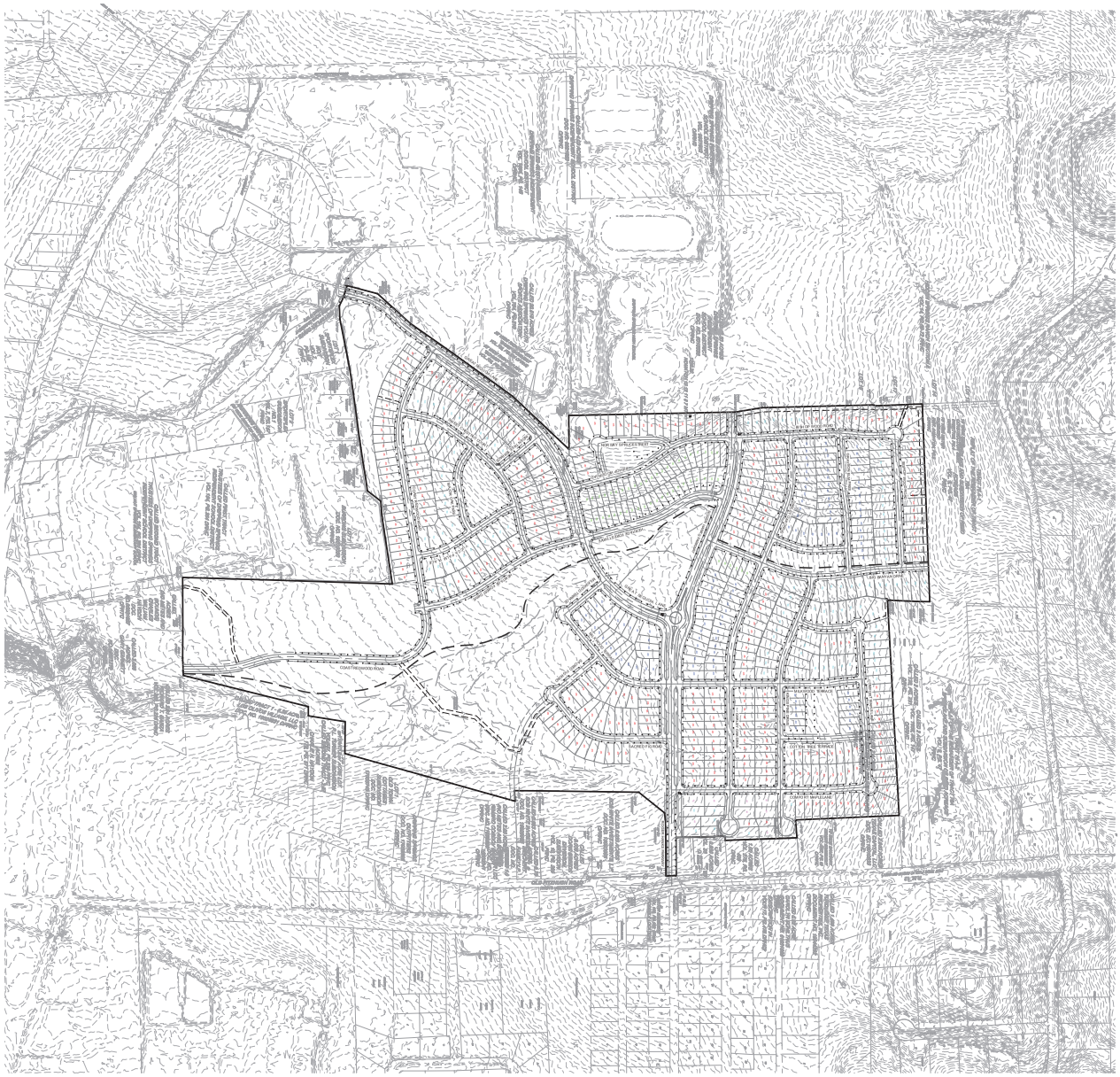

LEGEND

PROPERTY LINE

PHASE LINE

WATER QUALITY BUFFER

CONCRETE SIDEWALK (WIDTH VARIES)

10' HIKE AND BIKE TRAIL

0 300' 600'
GRAPHIC SCALE: 300'

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HERITAGE
PRELIMINARY PLAN
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET NUMBER 41

PARK PEDESTRIAN PATH PLAN

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No.	REVISIONS	DATE	BY

PLANNED DEVELOPMENT DISTRICT NO. 5:
HERITAGE SUBDIVISION

Planned Development District Ordinance No. 1220.124

Recommended for Approval by the Planning & Zoning Commission on:

September 26, 2017

Approved by the City Council on:

October 10, 2017

City of Dripping Springs

Ordinance No. 1220.124

Planned Development District No. 5 – Heritage Subdivision

THIS PLANNED DEVELOPMENT DISTRICT ORDINANCE (THIS "ORDINANCE) IS ENACTED PURSUANT TO THE CITY OF DRIPPING SPRINGS ZONING ORDINANCE TITLE 2, CHAPTER 30, ARTICLE 30.3 AND PLANNED DEVELOPMENT DISTRICTS ORDINANCE, TITLE 2, ARTICLE 15, CHAPTER 22, PERTAINING TO THE "PROPERTY" DEFINED BELOW.

WHEREAS, the Owner is the owner of certain real property consisting of approximately 189 acres located within the City limits of Dripping Springs, in Hays County, Texas, commonly known as "Heritage Subdivision" and as more particularly identified and described in **Exhibit A-1** (the "Property"). On the Effective Date, the portion of the Property identified in **Exhibit A-2** attached hereto and described as "Tracts 1-4" on **Exhibit A-1** is owned by SLF IV – Dripping Springs JV, L.P. and the portion of the Property identified on **Exhibit A-3** attached hereto and described as "Tract 5: on **Exhibit A-1** is owned by BobWhite Investments, L.P.; and

WHEREAS, the Owner owns the Property and intends that the Property will be subdivided by Owner, its affiliates or their successors and assigns for development in general accordance with the PD Master Plan shown as **Exhibit B**; and

WHEREAS, numerous recommendations of the City's Sustainable Places Project have been implemented into the Project, which include a community that provides recreational amenities, a walkable neighborhood with a mix of housing types with natural areas and greenspaces, preservation of the natural environment and provides for a network of local roadways and trail system that connects destinations without traveling on the highway; and

WHEREAS, the Owner has submitted an application to the City to rezone the Property to Planned Development District ("PDD"), designating it "PDD-5"; and

WHEREAS, pursuant to the City's Planned Development Districts Ordinance, Title 2, Article 30.03, Chapter 30 of the City's Code of Ordinances (the "PDD Ordinance"), the Owner has submitted a PD District Master Plan, which is attached to this Ordinance as **Exhibit B**; and

WHEREAS, this Ordinance, PD District Master Plan, and the Heritage Annexation and Development Agreement that will be applicable to the Property, will control development of the Property; and

WHEREAS, the City Council has reviewed this proposed Ordiancne, PD District Master Plan, and the Heritage Annexation and Development Agreement and determined that it promotes the health, safety, and general welfare of the citizens of Dripping Springs, and complies with the intent of the City of Dripping Springs Comprehensive Plan-2016; and

WHEREAS, the City Council is authorized to adopt this Ordinance in accordance with Texas Local Government Code Chapter 211 and Chapter 51.014; and

WHEREAS, the Ordinance has been subject to public notices and public hearings and has been reviewed and recommended for approval by the City's Planning and Zoning Commission.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Dripping Springs, Texas:

1. FINDINGS OF FACT

The City Council finds that the facts and matters in the foregoing recitals are true and correct; and, are hereby incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

A. **Ordinance.** This Ordinance is hereby established so to read in accordance with ***Attachment "A,"*** which is attached hereto and incorporated into PDD-5 Ordinance No. 1220.124 for all intents and purposes.

B. **Zoning Map.** The official zoning map of the City is hereby amended to reflect the zoning designations established in ***Attachment "A "***.

C. **Development Plan.** This Ordinance, together with ***Attachment "A"*** and the exhibits thereto and the Heritage Annexation and Development Agreement ("Annexation and Development Agreement"), constitutes the development plan for the Property covered by this Ordinance. All land use and development of the Property must conform to the limitations and conditions set forth in the Code, this Ordinance, and Attachment A and the exhibits thereto and the Annexation and Development Agreement. Enactment of this Ordinance shall constitute City Council's approval of the development plan.

D. **PD District Master Plan.** The PD District Master Plan attached *to* ***Attachment "A"*** as **Exhibit B** is hereby approved. Permits for the Project will be issued by the City upon application and approval for construction activities in conformance with this Ordinance, the Code, the Annexation and Development Agreement and in conformance with the PD Master Plan.

E. **Development Standards.** The approval of this Ordinance and the attached ***Attachment "A"*** and **Exhibits A-K** and the Annexation and Development Agreement constitutes the approval of development standards and the approval of variances, exceptions, and alternative standards from conflicting provisions of the Code.

F. **Resolution of Conflicts.** The documents governing the PDD should be read in harmony to the extent possible. If a conflict arises between the charts included in the exhibits and the illustrations

contained in the exhibits, the charts shall control. If a conflict arises between the terms of this Ordinance and the exhibits, the terms of this Ordinance shall control.

G. **Attachments and Exhibits.** The following Attachment and Exhibits thereto are incorporated into this Ordinance in their entirety, as though set forth fully in the text of this Ordinance:

Attachment "A" – Planned Development District No. 5 and Zoning Map

Exhibit A-1	Property Legal Description
Exhibit A-2	Property Owned by SLF IV-Dripping Springs JV, L.P.
Exhibit A-3	Property Owned by BpbWhite Investments, LP
Exhibit B	PD District Master Plan (also known as Conceptual Plan)
Exhibit C	PD District Open Space Plan
Exhibit D	PD District Uses Chart
Exhibit E	PD District Development Standards
Exhibit F	PD District Street Standards
Exhibit G	PD District Code Modifications Chart
Exhibit H	PD District Signage
Exhibit I	Water Quality Buffer Zones
Exhibit J	PD District Phasing Plan
Exhibit K	Location of Temporary On-Site Wastewater Treatment Plant on Parcel F

3. REPEALER

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. PENALTY

Any person, firm, association or person, company, corporations or their agenda or employees violating or failing to comply with any of the provisions of this Ordinance may be subject to a fine pursuant to Section 54.001 of the Texas Local Government Code, upon conviction of not more than Two Thousand Dollars ($2,000.00). The foregoing fine may be cumulative of other remedies provided by State law, and the power on injunction as provided by V.T.C.A. Local Government Code Section 54.012 and as may be amended, may be exercised in enforcing this Ordinance whether or not there has been a complaint filed.

6. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

8. EFFECTIVE DATE

This Ordinance shall be effective immediately upon approval by the City Council and publication as required by law.

PASSED AND APPROVED, this the 10th day of October 2017, by a vote of 4 (ayes) to 0 (nays) to 0 (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

Todd Purcell, Mayor

ATTEST:

Andrea Cunningham, City Secretary

Attachment "A"

City of Dripping Springs

CODE OF ORDINANCES

ARTICLE 30.03: PLANNED DEVELOPMENT DISTRICTS PLANNED DEVELOPMENT DISTRICT NO. 5:

ARTICLE I.
ENACTMENT PROVISIONS

1.1. Popular Name.
This Chapter shall be commonly cited as the "PDD-5 Ordinance", also referred to as "this Ordinance" herein.

1.2. Purpose.
The enactment of this Ordinance memorializes the City Council's legislative approval of the Planned Development District Ordinance. This Ordinance also creates the zoning classification "Planned Development District No. 5 (PDD-5)."

1.3. Scope.
This Ordinance applies to the Property as described in **Exhibit A-1** of this Ordinance.

ARTICLE II.
GENERAL PROVISIONS

2.1. Purpose. The purpose of this Ordinance is to provide a master plan and development standards that allows for a walkable neighborhood with a mix of housing types under Article 30, Exhibit A Zoning Ordinance, Section 3.7 of the Code and allows for the adjustment of changing community demands by meeting one or more of the following criteria, namely that it:

(a) provides for subdivision design that meets or exceeds City standards;
(b) provides for increased recreation and parkland opportunities for public use;
(c) provides amenities or features that would be of special benefit to the property users or community;
(d) protects and preserves natural amenities and environmental assets such as floodplain and

trees; and

(e) provides for a balance between the intensity of development and the ability to provide supporting public facilities and services.

22. **PD Development Standards Approved.** The development standards set out in Article III of this Ordinance and **Exhibits A–K** attached to this Ordinance are hereby approved. All uses and development within the Property shall conform to the PD Master Plan.

23. **Changes.** In order to provide flexibility with respect to certain details of the development of the Project, Owner may seek changes in the location and configuration of the use classifications shown on the PD District Master Plan, including changes within the proposed residential or parkland areas shown on the PD District Master Plan. Subject to the terms below, such changes may require an administrative amendment.

231 **Minor Changes.** Minor Changes (hereinafter defined) may be made to this Ordinance, including the PD District Master Plan, by application by Owner and administrative approval by the City's Administrator (the "Administrator") without consent or action of the City Council or Planning & Zoning Commission, as allowed by law. Such Minor Changes shall include any changes that do not meet the definition of "Major Change," for example, but not limited to, minor adjustments to the street and drive alignments, minor changes to any matters depicted on exhibits hereto that are intended to be substantially accurate, but approximate according to the terms hereof, and other adjustments that do not result in overall increases to traffic, density, or impervious cover as set forth in the PD District Master Plan and which do not require a Major Change of this Ordinance ("Minor Change"). The Owner may change development parcel lines and interior streets upon receipt of written administrative approval from the City Administrator or City Engineer. Any dispute between the Owner and City Administrator or City Engineer regarding whether or not a change is a "Minor Change" shall be referred to the Planning & Zoning Commission for recommendation and the City Council for final approval.

232 **Major Changes.** Major Changes shall only be (i) those that increase the overall number of Dwelling Units specified in Section 3.8 below, (ii) a change to the PD District Master Plan that converts the land uses permitted on a given development parcel to a land use that is not permitted on a development parcel pursuant to Table 2 of the PD District Master Plan; or (iii) increase the impervious cover of the Project, as specified in Section 3.7 below. Major Changes to this Ordinance or the PD District Master Plan shall require a zoning amendment with recommendation by the Planning and Zoning Commission and final approval by the City Council.

24. **PD District Master Plan.** The PD District Master Plan attached hereto as **Exhibit B** shows the boundary of the Property, location of water quality pond(s), a future extension of a roadway from RR 12 that connects to Sportsplex Drive and provides direct connectivity to the north of Dripping Springs High School, notable drainage areas, curb cuts from the Property to RR12 with potential future roadway connections and trail connections, and differentiation of areas of different housing types. The PD District Master Plan, along with the other exhibits attached

hereto, also provide private parkland areas, building setbacks, and other pertinent development features.

25. **Definitions.** Words and terms used herein shall have their usual meaning except as they may be specifically defined herein, or, if capitalized and not defined herein, as defined in the Code (hereinafter defined):

Amenity Center: Amenity Center shall mean the common area facilities on Development Parcel G in the area depicted on **Exhibit B** constituting the main gathering facilities within the Project where residents may gather to recreate.

Amenity Center Uses: Pools, parks and other recreational type uses (other than the main gathering facilities for the Project) where residents may gather to recreate.

Annexation and Development Agreement: That certain Annexation and Development Agreement adopted on the same date by and between the City and Owner.

City: The City of Dripping Springs, an incorporated municipality located in Hays County, Texas.

City Administrator or Administrator: The chief administrative officer of the City of Dripping Springs, Texas. The term shall also include the Deputy City Administrator.

City Council: The governing body of the City of Dripping Springs, Texas.

City Engineer: The engineer of the City of Dripping Springs, Texas.

Code: The City's Code of Ordinances, including, without limitation, the PDD-5 Ordinance, the Zoning Ordinance, and the Water Quality Protection Ordinance as such Code exists on the Effective Date of this Ordinance.

Detention Pond: The detention pond, water quality pond, and amenity feature depicted on **Exhibit B** attached hereto.

Dwelling Unit: Real property improved with a house, apartment, condominium, or similar improvement that provides basic living accommodations including sleeping space, bathroom and cooking facilities.

Effective Date: The Effective Date of this Ordinance shall be the date of approval by the City Council and publication as required by law.

FEMA: The Federal Emergency Management Agency or its successor agency.

Impervious Cover: Buildings, parking areas, roads, and other impermeable man- made improvements covering the natural land surface that prevent infiltration. For purposes of compliance with this document, the term expressly excludes storage tanks for rainwater

collection systems, the structure covering specifically the rainwater collection tanks, decomposed granite surfaces, permeable concrete, or any other permeable surface.

Impervious Cover Percentage: The percentage calculated by dividing the total acres of impervious cover on the Property by the total number of gross acres included in the Property. Whether or not outdoor decks are included in the calculation of impervious cover shall be determined by the City Administrator based on the deck design and materials. In the calculation of impervious cover, the following shall be characterized as pervious for all purposes: parkland, greenbelt, mitigation land, park, irrigation field, flood plain, unlined water quality and/or drainage facility and/or area, unlined detention facility, effluent holding pond, swale, irrigation area, playground, athletic fields, trails and sidewalks constructed of pervious materials determined by the City Engineer, and recreational facilities.

Landscaping Ordinance: Article 28.06, Landscaping and Tree Preservation, of Chapter 28, Subdivisions and Site Development of the City of Dripping Springs City Code, in effect on the date, hereof, as modified by Exhibit G (PD District Code Modifications Chart).

Offsite Road and Trail Agreement: That certain Offsite Road and Trail Agreement executed on the same date as the adoption of PDD 5.

Owner: SLF IV-Dripping Springs JV, L.P., a Texas limited partnership and BobWhite Investments, LP, a Texas limited partnership, and their successors and assigns as subsequent owners of any portion of the Property.

Project: A land use and development endeavor proposed to be performed on the Property, as provided by this Ordinance and generally depicted on Exhibit B.

Property: As described in the Recitals.

Property Owner Association: A community group that is organized with respect to the Property in which individual owners of lots share common interests and responsibilities for costs and upkeep of common space or facilities. The group may take the form of a Property Owners Association or Home Owners Association.

TCEQ: The Texas Commission on Environmental Quality, or its successor agency.

TCSS Manual: The City of Dripping Springs Technical Construction Standards and Specifications Manual.

TIA: Traffic Impact Analysis, as specified in Chapter 28, Article 28.02: Exhibit A-Subdivision Ordinance, Section 11.11 of the Dripping Springs Code of Ordinances.

TxDOT: The Texas Department of Transportation or its successor agency.

ARTICLE III.
PD DISTRICT ASTER PLAN

3.1. General Site Regulations and PD District Development Standards. Except as otherwise provided in this Ordinance, and on **Exhibits A through K** attached hereto, the Property shall be governed by the site regulations and development standards contained in the Code.

3.2. Permitted Uses.

3.2.1. Allowed Uses: The uses set forth in the PD District Uses Chart on **Exhibit D** are hereby permitted by right within the Project; provided, however, that **Exhibit B** contains a chart that limits the uses allowed on each development parcel. The "Village Condo" and "Courtyard Housing" uses listed on **Exhibit D** shall be defined as follows:

Village Condominiums: Village condominium is a multiple-unit cluster of residential housing (detached or attached housing), of which the residential units are individually owned, each owner receiving a recordable deed to the individual unit purchased, including the right to sell, mortgage, etc., that unit and the common grounds, passageways, etc. are held in joint ownership.

Courtyard Housing: Courtyard housing is a single family detached housing type centered on a shared outdoor open space court and surrounded by residential units typically accessed by common access drive from a public street.

3.2.2. Temporary On-Site Services: Temporary On-Site Services for wastewater are an authorized use within the Property in accordance with the Wastewater Service and Impact Fee Agreement approved contemporaneously with this Ordinance.

3.3 Parks, Trails and Open Space

3.3.1 Master Parks and Trails Plan. Parkland and open space and associated improvements shall meet or exceed the Code requirements and comply with Exhibit C attached hereto. A Master Parks and Trails Plan shall be submitted and approved prior to approval of the first preliminary plat for the Project.

3.3.2 Trail Connection. To the extent feasible, the Property Owners Association will cooperate with owners of property adjacent to common areas of the Project, to allow such adjacent property owners, at their sole cost and expense (for construction and maintenance) to connect to the trail system within the Project.

3.3.3 Trail and Parkland Maintenance. Maintenance of the Amenity Center, parkland and trails will be handled in accordance with **Exhibit C**.

3.3.4 **Offsite Trails.** The construction of offsite trails is addressed in the Offsite Road and Trail Agreement.

3.4 Access.

3.4.1 **Traffic Study and Traffic Impact Analysis.** Prior to the Effective Date of this Ordinance, Owner has provided to the City a capacity analysis study (the "Traffic Study"), which will be updated to constitute a Traffic Impact Analysis with the submittal of the first preliminary plat. The City will accept and approve the TIA when satisfactorily complete. If additional information is needed by the City to satisfactorily complete the TIA, then the Owner, at its cost, will perform the necessary work to assure satisfactory completion. The approved TIA will set forth transportation improvements and estimated costs to be satisfied by the Owner which develops each Development Parcel at the time set forth in the TIA or as otherwise required in the Offsite Road and Trail Agreement. If the Traffic Study or Traffic Impact Analysis recommend revisions to roadway alignments, intersections or other revisions that would require changes to the PD Master Plan, such changes shall be considered Minor Changes so long as the Impervious Cover Percentage set forth in Section 3.7 is not increased and the maximum density of the Property set forth in Section 3.8 is not increased.

3.4.2 **Access/Roadway Standards:** The roadway alignments shown on **Exhibit B** are approved by the City. All roadways and driveways not shown on **Exhibit B** shall be subject to the approval of the City Administrator, which approval shall not be unreasonably withheld. The Owner which constructs the Project entry road connection to RR 12 shall construct and fund acceleration lanes, deceleration lanes, and traffic control devices that may be required by TxDOT at the Project entry road connection to RR12.

3.4.3 **Roadways.**

(a) The roadways located adjacent to Development Parcels A, B, C, D, E, F and G (except the portions thereof described in Section 3.4.3(b)) shall, subject to final design, be constructed in the approximate locations depicted on **Exhibit B** as each of the applicable Development Parcels is developed.

(b) If requested by the City, the Owner will dedicate or provide for reservation on the final plat for Development Parcels A, B, C and F the right-of-way required for the "ROW Dedication and Potential Onsite Street Extension (Possible Location)" depicted on **Exhibit B** and **Exhibit F** and contained on such Parcel. The Owner shall post any required fiscal security for the ROW Dedication and Potential Onsite Street Extension (Possible Location) at the time of City acceptance of subdivision improvements, which include such area, that shall remain posted with the City for ten (10) years. If the road extensions are not constructed in these locations within ten (10) years from the date of posting thereof, then the City, upon Owner's written request, will return the posted fiscal to the Owner within 30 days of the expiration of such ten (10) year period. The reservation of the right-of-way shall remain with the City. Fiscal requirements may be required in accordance with Section 3.4.3 (b).

3.4.4 **Offsite Road and Trails:** Notwithstanding anything to the contrary contained herein, additional requirements or obligations of the Owner for offsite roadways are addressed in the Offsite Road and Trail Agreement, as executed on the same date as the Annexation and Development Agreement.

3.5 Street Design.

All streets shall comply with (i) **Exhibit F** or (ii) the Subdivision and Development Ordinance Chapter 28 and the City's TCSS Manual for safety, design, and construction standards, except as modified in **Exhibit G**.

3.6 Water Quality. Owner shall implement and comply with the City's Water Quality Protection Ordinance, except as modified by **Exhibit G**.

3.6.1 **Water Quality Buffer Zones.** No improvements shall be permitted within water quality buffer zones other than those allowed in Code of Ordinances Sec.22.05.017 and as listed on **Exhibit G** and identified on **Exhibit I** attached hereto.

3.6.2 **Initial Brush Removal.** Owner may mechanicallyremove brush without material soil surface disruption prior to receiving approval of plats in order to determine the location of roads, lots, utilities and drainage areas with regard to preservation of environmental features. Except as provided for in Section 3.6.3 below, Owner shall utilize rubber-tired equipment for brush removal. Prior to the plat approval, Owner may remove any tree with a trunk having a diameter less than six (6) inches measured four (4) feet above the base (ground elevation) of the tree. Prior to plat approval, Owner will not materially alter the existing drainage patterns prior to receiving City approval for construction plans.

3.6.3 **Use of Track Vehicles.** The use of track vehicles is acceptable provided that a preconstruction conference is held on-site with the Owner (or Owner's representative), contractor, and the appropriate staff member. During the conference the Owner will provide the City with the following information:

(a) the area to be cleared,
(b) current aerial photograph that is an adequate substitute for a ground tree survey;
(c) a rough tree exhibit or sketch of the trees to be removed (meaning that with due diligence they have attempted to determine that the trees to be removed are either trees to be saved, or are otherwise diseased, or trees that are okay to remove),
(d) the area to be cleared having been marked on an exhibit or sketch with all Water Quality Buffer Zones (WQBZ) and other environmental features marked out for being avoided;
(e) an erosion control plan must be submitted showing what will be in place to manage stormwater runoff, to include silt fencing, rock berms, etc.

3.6.4 **WQBZ.** Work within a WQBZ must be limited to rubber-tired vehicles or hand- clearing only taking care to stay out of the stream itself to the extent possible. A written plan for

work to be done within a WQBZ must be submitted to and approved by the City Engineer prior to any work, describing: (a) work methods, (b) proposed equipment, (c) scope of work, and (d) restoration plans for once work is done.

3.7 Impervious Cover. The Property may be developed with an Impervious Cover Percentage that does not exceed cumulatively and in the aggregate sixty percent (60%) over the entire Property. For purposes of determining the maximum Impervious Cover for the Project, each Dwelling Unit will be deemed to contain the maximum impervious cover for the applicable type of unit as set forth in **Exhibit E** attached hereto.

3.8 Density of Development. 700 Dwelling Units may be developed on the Property within the areas identified on the PD District Master Plan.

3.9 Property Owners Association. The Property Owners Association's creation document, including covenants and deed restrictions, shall be recorded prior to or concurrently with the first final plat that contains Dwelling Units within the Property and shall contain any relevant items required to be covered by the Property Owners Association contained in this Ordinance.

3.10 Signage. During the site plan or preliminary plat approval process, Owner shall be required to prepare and comply with a Master Sign Plan for the Property. The Master Sign Plan will be submitted for approval by the P&Z and the City Council and will address types, size, design, and placement for all signs for the Project in accordance with modifications on **Exhibit G** and signage depicted on **Exhibit H**. Any types of signs not addressed in the Master Sign Plan shall comply with the City's Sign Ordinance in effect on the date hereof, except as modified on **Exhibit G**, attached hereto. Signage depicted on **Exhibit H** attached hereto is approved by the City.

3.11 Outdoor Lighting. All illumination for street lighting, signage, security, exterior, landscaping, and decorative facilities for the Project shall comply with Article 24.06 of the City's Code of Ordinances ("**Outdoor Lighting Ordinance**"), as may be amended, from time to time. To the extent any portion of the Annexation and Development Agreement conflicts or is inconsistent with the Outdoor Lighting Ordinance, the Outdoor Lighting Ordinance and amendments shall control. The Owner, homeowners, end users and/or a Property Owner Association will be required to operate and maintain the lighting within the Project according to the Outdoor Lighting Ordinance, as may be amended. Owner agrees that the CCRs for the Project shall reinforce this provision and be applied to all construction and builders.

3.12 Utilities. All proposed utilities within the Property will be located underground (other than above-ground appurtenances to such underground utilities) provided, however, to the extent any above-ground utilities exist as of the date hereof, they can remain above-ground. The requirement that utilities be located underground does not apply to the Temporary On- Site Wastewater Facility described in Section 3.13.

3.13 Temporary On-Site Wastewater Facility. Temporary On-Site Wastewater treatment plant facilities (not including drip disposal fields) will be surrounded by a fenced enclosure. Perimeter berm or landscaping shall be installed or planted within 30 feet from the perimeter fence (Vegetative Planting Zone), not including areas that may be covered with drive lanes, pedestrian

paths, parking lots, utility appurtenances or other locations that hamper routine access and operation of the facility. Prior to the issuance of the Certificate of Occupancy for the waste water treatment plant, a hedge-like screen of evergreen plant materials of a minimum of 2.0 feet in height when planted and capable of attaining a minimum height of five (5) feet at maturity and spaced no more than five (5) feet from each other will be planted within the Vegetative Planting Zone. All of the above requirements will be reviewed with the site plan review process.

Where temporary wastewater treatment plant facilities are located within 150 feet of residential structures, facilities will include odor control measures in conformance with TCEQ permitting requirements.

3.14 Water Wells. Water wells are permitted to be drilled on the Property. Existing and new wells may be utilized only for wet pond make-up water, effluent holding pond make-up water, all agricultural uses, community gardens, and irrigation of parkland and common open space, except during times of drought, as permitted by the Hays Trinity Groundwater Conservation District. The foregoing restriction on the drilling of water wells on the Property shall not apply to the Dripping Springs Water Supply Corporation or any other supplier of water service to the Project.

3.15 Architectural Standards.

3.151 Non-Residential Architectural Standards. All non-residential buildings shall comply with the City's Exterior Design and Architectural Standards Ordinance.

3.152 Residential Architectural Standards.

3.152.1 Design guiding principles. Achieving quality architectural design for residential buildings within the Project is a principal goal of the architectural design standards herein. The Project intends to draw from the values and reflect the character of Dripping Springs to create a built environment that is stitched into the fabric of the greater Dripping Springs community.

Given the close proximity to historic Mercer Street, Old Fitzhugh, and downtown, the general architectural character of the Project will be responsive to the scale of the downtown's look and feel. The existing historic structures evident throughout Dripping Springs provide an inspiration of utilitarian and durable materials, built for the harsh Central Texas climate. Therefore, variations of a Texas Hill Country style shall be reflected through the use of vernacular forms, natural materials and textures, yet interpreted in a clean, crisp, contemporary manner.

These architectural standards are intended to assist design professionals and builders in the design and implementation of residential structures and associated site elements to establish and maintain a compatible character that reflects the natural and built environment of Dripping Springs.

3.152.2 Exterior Surface Materials and Colors. All residential buildings within the

Project should be designed with an attention to detail, with careful attention to the combination of and interface between materials. All residential architecture should reflect quality and craftsmanship, both in design and construction. The use of unusual shapes, colors, and other characteristics that cause disharmony should be avoided.

Reflecting the character of Dripping Springs, exterior materials shall express the natural environment and range of natural materials found in Central Texas. The use of color shall generally be oriented to earth tones or natural colors found in the immediate surroundings such as tan, ochre, beige, deep olive and evergreens, warm grays, rust browns, and terra cotta. This natural color palette shall apply to new structures as well as additions and/or alterations to existing structures. Garish or fluorescent colors and primary color combinations, and/or unusual designs are discouraged. No bright or mirrored surfaces will be allowed.

3.1523 **Front elevations.** Residential building façades in the Project shall be constructed primarily of native stone masonry, and may also include accents and trim elements consisting of clay brick, natural stone and cast stone. E.I.F.S. is not permitted as a building façade material. Multiple-coat stucco finishes on masonry backup or a mechanically fastened system is acceptable. Durable materials such as terra cotta and metal fascia are encouraged for architectural detailing and accents where appropriate.

"Primary" building exterior materials must be used in their natural context and color. Native stone masonry and acceptable accent or trim materials, plus window & door openings and glazing units must combine to comprise at least 75% of front exterior surface area. Wood, fiber-cement siding, metal panels of an approved type, and stucco are examples of appropriate "Secondary" exterior materials.

Houses on corner lots may face either fronting street. The street façades shall be articulated with exterior siding materials continuing on both facades.

More articulated use of details and accent materials are encouraged at building entries. Solid wood planking, decorative cement-fiber panels and other durable materials may be used for accent features such as window and door trim, soffits and other features. A variety of textures and natural materials may be used to provide visual interest and richness, particularly at the pedestrian eye-level.

The design and location of building entrances should take into account pedestrian circulation and protection from the elements. Building entrances may be marked by porch elements, trellises, canopies, awnings or special roof treatments.

Concrete foundation walls on front facades shall generally not be exposed in excess of 12" and shall be faced or finished to blend with the general architectural design of the building.

3.1524 **Roofs and overhead structures.** On buildings with pitched roofs, the minimum main roof pitch is 5:12. Lower roof pitches are acceptable on porch elements,

awnings or architectural feature elements. Pitched roofs shall be clad in 30-year minimum composition shingles or low reflectivity coated metal roofing materials of an approved type.

The use of canopies, awnings, and trellises are permitted to provide both visual interest and protection from the harsh Central Texas climate. The materials and colors shall be consistent with the roof materials (composite shingles or metal) and generally complement and harmonize with the exterior design of the building.

3.1525 **Porch elements.** Where incorporated into a building façade, a porch shall provide coverage of 5-ft deep and 6-ft wide, minimum. Porch elements shall incorporate front façade materials such as native stone masonry or wood trim.

3.1526 **Walls and fences.** Walls and fences shall consist of wood, wrought iron, or native stone masonry walls and caps.

3.1527 **Design Review and enforcement.** A Master Homeowner Association shall be created and maintained for the Project, empowered to govern and establish design standards, review architectural and landscape designs and enforce regulations and design standards which shall be consistent with this Section, in perpetuity. Each new residential unit and commercial use in the Project will be subject to comprehensive design criteria that will be detailed in design guidelines as referenced in the Declaration of Covenants, Conditions, and Restrictions (CCRs) to be established by Owner and enforced by the Architectural Review Committee (ARC) which will be created pursuant to the CCRs. These regulations and guidelines will provide practical design direction which, when implemented, will create a special residential community environment that is consistent with these architectural standards.

3.1528 **Compliance.** A set of CCRs will be recorded concurrently with Final Plat(s). A note will be placed on the Final Plat(s) stating that all building lots associated with the plat are subject to the CCRs.

The City shall retain the right to review all building permits for compliance with the requirements of this Section. Upon review, City Staff shall retain the right to reject individual building permits deemed to be non-compliant with the provisions of this Section, or inconsistent with this Ordinance. The Applicant may appeal City Staff's determination(s) to the Board of Adjustments for a final decision(s). Buildings with issued permits shall be deemed acceptable and approved for the purposes of this Ordinance.

3.1529 **Alternative Compliance.** The CCRs shall provide for and enable changes over time in the architectural design standards without requiring the revision of PDD 5. This provision will allow for Alternative Design Standards with the following defined process and authority, which promotes continued design flexibility while adhering to architectural principles outlined herein.

Upon written request by the Owner to the City for approval of such an Alternative, the City Administrator may, in the exercise of the Administrator's discretion, administratively approve alternatives to the architectural design standards of this Section, as long as the Alternative meets or exceeds the design standards.

Significant or material modifications or deviations from the architectural design standards shall be reviewed by the Planning and Zoning Commission or Board of Adjustments, as applicable, to determine conformance with the intent of this Section and Ordinance.

In order to be approved administratively, the proposed alternatives must, on balance, substantially comply with the foregoing requirements of this Section and be designed to result in increased aesthetic appeal.

A copy or memorandum of any such alternatives, whether approved administratively or by the Planning and Zoning Commission or by the Board of Adjustments, shall be placed in the permanent record of the City.

3.16 **Phased Development.** The Project is intended to be developed in phases as shown on **Exhibit J.** Owner may change the phasing of development from time to time in response to market conditions or other factors. Phases may be developed concurrently.

ARTICLE IV.
MISCELLANEOUS PROVISIONS

4.1 Conflicts. If a conflict arises between the charts included in the exhibits and the illustrations contained in the exhibits, the charts shall control. If a conflict arises between the terms of this Ordinance and the exhibits, the terms of this Ordinance shall control.

4.2 Annexation and Development Agreement. The terms and provisions of this Ordinance are also subject to the terms of the Annexation and Development Agreement between Owner and the City executed as of the date of this Ordinance.

EXHIBIT A-1
"Property"

TRACT 1:

A DESCRIPTION OF 34.247 ACRES IN THE PHILIP SMITH SURVEY, ABSTRACT 415, HAYS COUNTY, TEXAS, BEING A PORTION OF A 34.29 ACRE TRACT CONVEYED TO JOHN MARCUS BAIRD BY DEED DATED JANUARY 13, 1993 AND RECORDED IN VOLUME 971, PAGE 116 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 34.247 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the southeast corner of the said 34.29 acre tract, being also the northeast corner of a 10.11 acre tract described in Volume 3444, Page 347 of the Official Public Records of Hays County, Texas, and being in the west line of Tract 1 of the P.L. Turner Subdivision, a subdivision of Record in Volume 133, Page 444 of the Deed Records of Hays County, Texas;

THENCE with the south line of the 34.29 acre tract, being also the north line of the 10.11 acre tract, the following four (4) courses and distances:

1. South 81°14'08" West, a distance of 397.32 feet to a 1/2" rebar with Chaparral cap set;
2. South 84°24'01" West, a distance of 7.97 feet to a 1/2" rebar found;
3. South 85°19'17" West, a distance of 78.51 feet to a fence post found;
4. South 37°56'47" West, a distance of 97.35 feet to a 1/2" rebar found for the northwest corner of the 10.11 acre tract, being also the northeast corner of Lot 3 of Burrows Subdivision, a subdivision of record in Book 15, Page 69 of the Plat Records of Hays County, Texas;

THENCE with the south line of the 34.29 acre tract, being also the north line of Burrows Subdivision, the following four (4) courses and distances:

1. South 82°29'22" West, a distance of 88.75 feet to a nail found;
2. South 79°25'37" West, a distance of 76.64 feet to a nail found in a live oak for the northwest corner of Lot 3, being also the northeast corner of Lot 2;
3. South 81°55'21" West, a distance of 126.68 feet to a 1/2" rebar with a 3984 cap found for the northwest corner of Lot 2, being also the northeast corner of Lot 1;
4. South 81°56'23" West, a distance of 126.62 feet to a 1/2" rebar found for the northwest corner of Lot 1, being also the northeast corner of a 2.107 acre tract described in Volume 2840, Page 300 of the Official Public Records of Hays County, Texas;

THENCE continuing with the south line of the 34.29 acre tract, being also the north line of the 2.107 acre tract, the following two (2) courses and distances:

1. South 82°31'24" West, a distance of 142.51 feet to a nail found in a live oak;
2. South 81°27'49" West, a distance of 160.55 feet to a 1/2" rebar found for the northwest corner of the 2.107 acre tract, being also the northeast corner of Lot 1 of Sportsplex Subdivision No. 1, a subdivision of record in Book 7, Page 157 of the Plat Records of Hays County, Texas;

THENCE continuing with the south line of the 34.29 acre tract, being also the north line of Lot 1, the following two (2) courses and distances:

1. South 78°46'14" West, a distance of 283.22 feet to a 5/8" rebar found;
2. South 87°33'15" West, a distance of 75.24 feet a 1/2" rebar found for the northwest corner of Lot 1, being in the east line of Sportsplex Drive, described in Volume 784, Page 217 of the Deed Records of Hays County, Texas;

THENCE with the east line of Sportsplex Drive, crossing the 34.29 acre tract the following two (2) courses and distances:

1. With a curve to the left, having a radius of 309.60 feet, a delta angle of 14°55'01", an arc length of 80.60 feet, and a chord which bears North 67°03'32" West, a distance of 80.38 feet to a calculated point;
2. North 74°27'23" West, a distance of 19.74 feet to a calculated point in the center of a road, being in the west line of the 34.29 acre tract;

THENCE with the west line of the 34.29 acre tract, 25' from and parallel to the east line of a 20.518 acre tract described in Volume 784, Page 210 of the Deed Records of Hays County, Texas, the following six (6) courses and distances:

1. North 15°32'13" East, a distance of 7.31 feet to a calculated point;
2. North 14°52'44" East, a distance of 170.09 feet to a calculated point;
3. North 42°12'50" East, a distance of 247.76 feet to a calculated point;
4. North 34°57'13" East, a distance of 299.47 feet to a calculated point;
5. North 35°47'18" East, a distance of 429.51 feet to a calculated point;

6. North 43°12'18" East, a distance of 469.74 feet to a 1/2" rebar with Chaparral cap set for the northwest corner of the 34.29 acre tract, from which a 1/2" rebar with Zamorra Warrick Associates cap found for the northeast corner of the 20.518 acre tract, bears South 89°12'58" West, a distance of 34.79 feet;

THENCE North 89°12'58" East, with the north line of the 34.29 acre tract, a distance of 764.65 feet to a 1/2" rebar found for the northeast corner of the 34.29 acre tract, being also in the west line of said Tract 1;

THENCE with the east line of the 34.29 acre tract, being also the west line of Tract 1, the following two (2) courses and distances:

1. South 01°00'24" West, a distance of 791.82 feet to a nail in a fence post found;
2. South 01°57'23" West, a distance of 240.27 feet to the **POINT OF BEGINNING**, containing 34.247 acres of land, more or less.

TRACT 2:

A DESCRIPTION OF 50.206 ACRES IN THE PHILIP SMITH SURVEY, ABSTRACT 415, HAYS COUNTY, TEXAS, BEING A PORTION OF A TRACT CALLED THE EAST PART OF 152.47 ACRES CONVEYED TO JOHN MARCUS BAIRD BY GENERAL WARRANTY DEED DATED MAY 9, 1978 AND RECORDED IN VOLUME 310, PAGE 718 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAME BEING A PORTION OF A 152.47 ACRE TRACT CONVEYED TO EDNA EARL BAIRD BY DEED DATED FEBRUARY 19, 1937 AND RECORDED IN VOLUME 154, PAGE 59 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 50.206 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an axle found for the northeast corner of the said 152.47 acre tract, being an angle point in the south line of Tract 76 A-1, Replat of the Remainder of Tract 76A, Springlake and Subdivision of Reed Acreage, a subdivision of record in Book 9, Page 47 of the Plat Records of Hays County, Texas;

THENCE South 00°16'33" West, with the east line of the 152.47 acre tract, being a south line of said Tract 76 A-1, a distance of 70.71 feet to a fence post found for an angle point in the south line of Tract 76 A-1, for the northwest corner of a tract of land described in Volume 130, Page 231 of the Deed Records of Hays County, Texas;

THENCE South 02°57'28" West, with the east line of the 152.47 acre tract, and with the west line of a 2 acre tract described in Volume 130, Page 231, and Volume 1658, Page 147 of the Official Public Records of Hays County, Texas, a distance of 174.43 feet to fence post found for the southwest corner of the 2 acre tract, being also the northwest corner of Tract 1 of the P.L. Turner Subdivision, a subdivision of Record in Volume 133, Page 444 of the Deed Records of Hays County, Texas;

THENCE with the east line of the 152.47 acre tract, being the west line of Tract 1, with the fence, the following five (5) courses and distances:

1. South 02°48'03" West, a distance of 431.51 feet to a calculated point;
2. South 02°54'13" West, a distance of 484.14 feet to a calculated point;
3. South 02°03'04" West, a distance of 259.80 feet to a calculated point;
4. South 01°35'37" West, a distance of 300.57 feet to a calculated point;
5. South 01°07'29" West, a distance of 353.19 feet to a 1/2" rebar found for the northwest corner of a 34.29 acre tract described in Volume 971, Page 116 of the Deed Records of Hays County, Texas;

THENCE South 89°12'58" West, with the north line of the 34.29 acre tract, over and across the 152.47 acre tract, a distance of 764.65 feet to a 1/2" rebar with Chaparral cap set for the northwest corner of the 34.29 acre tract, being in the division line of the 152.47 acre tract described in Volume 310, Page 718 and Volume 310, Page 721 of the Deed Records of Hays County, Texas;

THENCE South 89°12'58" West, continuing across the 152.47 acre tract, with the said division line, a distance of 34.79 feet to a 1/2" rebar with Zamorra Warrick Associates cap found for the northwest corner of a 20.518 acre tract described in Volume 784, Page 210 of the Deed Records of Hays County, Texas;

THENCE South 89°12'49" West, with the north line of the 20.518 acre tract, with the said division line, a distance of 196.26 feet to a fence post found for the southeast corner of a 45.53 acre tract described in Volume 2953, Page 181 of the Official Public Records of Hays County, Texas;

THENCE with the east line of the 45.53 acre tract, with the said division line, crossing the 152.57 acre tract, the following four (4) courses and distances:

1. North 01°23'38" West, a distance of 440.21 feet to a 1/2" rebar with Carson Bush cap found;
2. North 00°57'16" West, a distance of 525.11 feet to a nail found at the base of a 13" and 14" live oak;
3. North 09°31'45" West, a distance of 154.92 feet to a 1/2" rebar with Chaparral cap set;
4. North 01°24'08" West, a distance of 484.34 feet to a 1/2" rebar found for the northeast corner of the 45.53 acre tract, being also the southeast corner of Lot 18 of Hidden Springs

Ranch Section II, a subdivision of record in Book 14, Page 69 of the Plat Records of Hays County, Texas;

THENCE with the east line of Hidden Springs Ranch Section II, continuing with the said division line, crossing the 152.57 acre tract, the following five (5) courses and distances:

1. North 01°22'12" West, a distance of 155.30 feet to a nail found in concrete;
2. North 15°23'51" East, a distance of 18.43 feet to a 1/2" rebar found;
3. North 03°04'23" West, a distance of 27.45 feet to a 1/2" rebar with 4404 cap found for the northeast corner of Lot 18, being also the southeast corner of Lot 17;
4. North 02°18'43" West, a distance of 190.70 feet to a 1/2" rebar with 4542 cap found for the northeast corner of Lot 17, being also the southeast corner of Lot 14;
5. North 01°02'42" West, a distance of 50.06 feet to an axle found for an angle point in the north line of the 152.47 acre tract, being also the southwest corner of Tract 76 A-1;

THENCE North 87°50'05" East, with the north line of the 152.47 acre tract, being also the south line of Tract 76 A-1, a distance of 1141.82 feet to the **POINT OF BEGINNING**, containing 50.206 acres of land, more or less.

TRACT 3:

A DESCRIPTION OF 94.695 ACRES (APPROX. 4,124,910 SQ. FT.) IN THE PHILIP SMITH SURVEY, ABSTRACT 415, HAYS COUNTY, TEXAS, BEING A PORTION OF A 119.7 ACRE TRACT CONVEYED TO NELSON M. DAVIDSON AND DORIS BREED DAVIDSON BY DEED DATED JUNE 23, 1952 AND RECORDED IN VOLUME 154, PAGE 290 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND BEING A PORTION OF TRACT 1, P.L. TURNER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 133, PAGE 444 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 94.695 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar with 3984 cap found in the west line of Old Fredericksburg Road (right-of-way width varies), for the northeast corner of the Doris Breed Davidson Subdivision, a subdivision of record in Book 10, Page 395 of the Plat Records of Hays County, Texas;

THENCE North 01°30'02" West, with the west line of Old Fredericksburg Road, across Tract 1, a distance of 425.26 feet to a 1/2" rebar with Chaparral cap set for the **POINT OF BEGINNING**;

THENCE over and across Tract 1, the following four (4) courses and distances:

1. South 89°48'55" West, a distance of 259.27 feet to a 1/2" rebar with Chaparral cap set;
2. With a curve to the left, having a radius of 970.00 feet, a delta angle of 06°06'33", an arc length of 103.43 feet, and a chord which bears South 86°45'39" West, a distance of 103.38 feet to a 1/2" rebar with Chaparral cap set
3. South 38°42'22" West, a distance of 192.59 feet to a 1/2" rebar with Chaparral cap set;
4. South 00°43'30" West, a distance of 587.78 feet to a 1/2" rebar with Chaparral cap set in the north line of a 9.008 acre tract described in Volume 2102, Page 453 of the Official Public Records of Hays County, Texas, from which a 1/2" rebar with 3984 cap found in the north line of the 9.008 acre tract, for the southwest corner of the Doris Breed Davidson Subdivision, bears North 87°06'31" East, a distance of 205.48 feet;

THENCE South 87°06'31" West, with the north line of the 9.008 acre tract, continuing across Tract 1, a distance of 304.58 feet to a 1/2" rebar found for the northwest corner of the 9.008 acre tract;

THENCE South 07°58'13" West, with the west line of the 9.008 acre tract, continuing across Tract 1, a distance of 1318.37 feet to a nail in concrete found for the southwest corner of the 9.008 acre tract, being also in the north line of a 6.38 acre tract described in Volume 1489, Page 391 of the Official Public Records of Hays County, Texas, for an angle point in the east line of Tract 1;

THENCE South 13°58'09" West, with the east line of Tract 1, being also the west line of the 6.38 acre tract, a distance of 743.78 feet to a 1/2" rebar with 3984 cap found for the southeast corner of Tract 1, being also the southwest corner of the 6.38 acre tract, and being in the north line of a 3.91 acre tract described in Volume 269, Page 226 of the Deed Records of Hays County, Texas;

THENCE South 88°04'18" West, with the south line of Tract 1, being also the north line of the 3.91 acre tract, a distance of 101.94 feet to a nail found in a 6" post for the northwest corner of the 3.91 acre tract, being also the apparent northeast corner of a 6 acre tract described in Volume 110, Page 563 of the Deed Records of Hays County, Texas;

THENCE North 89°32'58" West, with the south line of Tract 1, being also the apparent north line of the 6 acre tract, a distance of 152.30 feet to a fence post found for the apparent northwest corner of the 6 acre tract, and being a northeast corner of the 76.73 acre tract described in Volume 124, Page 515 of the Deed Records of Hays County, Texas;

THENCE South 89°52'25" West, with the south line of Tract 1, being also the north line of the 76.73 acre tract, distance of 311.97 feet to a fence post found for the southwest corner of Tract 1, being an angle point in the east line of the 76.73 acre tract;

THENCE North 01°40'35" East, with the west line of Tract 1, being also the east line of the 76.73 acre tract, a distance of 550.52 feet to a 1/2" rebar found for the northeast corner of the

76.73 acre tract, being also the southeast corner of a 10.11 acre tract described in Volume 3444, Page 347 of the Official Public Records of Hays County, Texas;

THENCE North 01°55'45" East, with the west line of Tract 1, being also the east line of the 10.11 acre tract, a distance of 660.61 feet to a 1/2" rebar found for the northeast corner of the 10.11 acre tract, being also the southeast corner of a 34.29 acre tract described in Volume 971, Page 116 of the Deed Records of Hays County, Texas;

THENCE with the west line of Tract 1, being also the east line of the 34.29 acre tract, the following two (2) courses and distances:

1. North 01°57'23" East, a distance of 240.27 feet to a nail in fence post found;
2. North 01°00'24" East, a distance of 791.82 feet to a 1/2" rebar found for the northeast corner of the 34.29 acre tract, being in the east line of a 152.47 acre tract described in Volume 310, Page 718 of the Deed Records of Hays County, Texas;

THENCE with the west line of Tract 1, being the east line of the 152.47 acre tract, with the fence, the following five (5) courses and distances:

1. North 01°07'29" East, a distance of 353.19 feet to a calculated point;
2. North 01°35'37" East, a distance of 300.57 feet to a calculated point;
3. North 02°03'04" East, a distance of 259.80 feet to a calculated point;
4. North 02°54'13" East, a distance of 484.14 feet to a calculated point;
5. North 02°48'03" East, a distance of 431.51 feet to a fence post found for the northwest corner of Tract 1, being the southwest corner of a 2 acre tract described in Volume 130, Page 231 of the Deed Records of Hays County, Texas;

THENCE North 86°52'58" East, with the north line of Tract 1, being also the south line of the 2 acre tract, a distance of 1245.48 feet to a fence post found for the northwest corner of a 7.749 acre tract described in Volume 374, Page 743 of the Deed Records of Hays County, Texas;

THENCE South 02°29'58" East, with the west line of the 7.749 acre tract, over and across Tract 1, a distance of 390.22 feet to a 1/2" iron pipe found for the southwest corner of the 7.749 acre tract, being also the northwest corner of a 1.50 acre tract described in Volume 207, Page 49 of the Deed Records of Hays County, Texas;

THENCE South 02°17'26" East, with the west line of the 1.50 acre tract, continuing across Tract 1, a distance of 208.99 feet to a 1/2" iron pipe found for the southwest corner of the 1.50 acre tract;

THENCE North 85°08'49" East, with the south line of the 1.50 acre tract, continuing across Tract 1, a distance of 104.25 feet to a 3/4" rebar found for an angle point in the east line of Tract 1, being also the northwest corner of a 1.00 acre tract described in Volume 1924, Page 385 of the Deed Records of Hays County, Texas, and being the northwest corner of the Turner Tract as shown on the plat of said P.L. Turner Subdivision;

THENCE South 02°05'28" East, with the east line of Tract 1, being also the west line of the 1.00 acre tract, the Turner Tract, a 1.00 acre tract described in Volume 275, Page 499 of the Deed Records of Hays County, Texas, and the west line of Tract 4 of said P.L. Turner Subdivision, a distance of 86.45 feet to a 1/2" rebar with Chaparral cap set, from which a fence corner at a 13" live oak for the southwest corner of the 1.00 acre tract, being also the southwest corner of Tract 4, and being in the north line of a 0.938 acre tract described in Volume 391, Page 223 of the Deed Records of Hays County, Texas, bears South 02°05'28" East, a distance of 329.42 feet;

THENCE over and across Tract 1, the following eight (8) courses and distances:

1. South 87°52'26" West, a distance of 119.99 feet to a 1/2" rebar with Chaparral cap set;
2. South 02°07'34" East, a distance of 330.24 feet to a 1/2" rebar with Chaparral cap set;
3. South 87°52'26" West, a distance of 25.11 feet to a 1/2" rebar with Chaparral cap set;
4. South 02°07'34" East, a distance of 254.30 feet to a 1/2" rebar with Chaparral cap set;
5. With a curve to the left, having a radius of 25.00 feet, a delta angle of 91°03'12", an arc length of 39.73 feet, and a chord which bears South 47°39'11" East, a distance of 35.68 feet to a 1/2" rebar with Chaparral cap set;
6. With a curve to the right, having a radius of 1030.00 feet, a delta angle of 02°59'42", an arc length of 53.84 feet, and a chord which bears North 88°19'04" East, a distance of 53.84 feet to a 1/2" rebar with Chaparral cap set;
7. North 89°48'55" East, a distance of 40.73 feet to a 1/2" rebar with Chaparral cap set;
8. North 89°48'55" East, a distance of 217.16 feet to a 1/2" rebar with Chaparral cap set in the west right-of-way line of Old Fredericksburg Road, from which a 1/2" rebar found in the west right-of-way line of Old Fredericksburg Road, for the southeast corner of a 0.938 acre tract described in Volume 391, Page 223 of the Deed Records of Hays County, Texas, bears North 01°30'02" West, a distance of 108.46 feet;

THENCE South 01°30'02" East, with the west right-of-way line of Old Fredericksburg Road, crossing Tract 1, a distance of 60.02 feet to the **POINT OF BEGINNING**, containing 94.695 acres of land, more or less.

TRACT 4:

A DESCRIPTION OF 8.119 ACRES (APPROX. 353,664 SQ. FT.) IN THE PHILIP SMITH SURVEY, ABSTRACT 415, HAYS COUNTY, TEXAS, BEING A PORTION OF A 9.008 ACRE TRACT CONVEYED TO MICKEY DAVIDSON KROLL, NELSON M. DAVIDSON, JR., AND WIFE, BARBARA WATKINS DAVIDSON BY WARRANTY DEED WITH VENDOR'S LIEN DATED NOVEMBER 7, 2002 AND RECORDED IN VOLUME 2102, PAGE 453 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING A PORTION OF TRACT 1, P.L. TURNER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 133, PAGE 444 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 8.119 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar, being an angle point in the east line of the said 9.008 acre tract, being also the northeast corner of Tract 3 of the said P.L. Turner Subdivision, and being also the southwest corner of a 0.754 acre tract described in Volume 4258, Page 404 of the Official Public Records of Hays County, Texas, and being also the northwest corner of a 1 acre tract described in Volume 144, Page 563 of the Deed Records of Hays County, Texas, from which a 3/4" iron pipe found for the southeast corner of the 0.754 acre tract, being in the north line of the 1 acre tract, and being in the west line of Old Fredericksburg Road (right-of-way width varies), bears North 87°52'37" East, a distance of 216.79 feet;

THENCE South 87°35'26" West, with the common line of the 9.008 acre tract and Tract 3, a distance of 236.90 feet to a 1/2" rebar found for an angle point in the east line of the 9.008 acre tract, being also the northwest corner of Tract 3, for the **POINT OF BEGINNING;**

THENCE with the common line of the 9.008 acre tract and Tract 3, the following two (2) courses and distances:

1. South 15°43'23" West, a distance of 521.70 feet to a 1/2" rebar found at the northwest corner of a 3.59 acre tract out of Tract 3, described in Volume 4073, Page 818 of the Official Public Records of Hays County, Texas;

2. South 15°32'41" West, with the west line of the 3.59 acre tract, a distance of 499.23 feet to a 2" iron pipe found for an angle point in the east line of the 9.008 acre tract, being also the southwest corner of the 3.59 acre tract, being also the southwest corner of Tract 3, and being in the north line of a 2.07 acre tract described in Volume 178, Page 571 of the Deed Records of Hays County, Texas;

THENCE with the common line of the 9.008 acre tract and the 2.07 acre tract, the following two (2) courses and distances:

1. North 89°33'06" West, a distance of 183.84 feet to a 1/2" rebar found for an angle point in the east line of the 9.008 acre tract, for the northwest corner of the 2.07 acre tract;

2. South 09°15'30" West, a distance of 216.46 feet to a nail found in an 18" live oak for the southwest corner of the 2.07 acre tract, being also the southeast corner of the 9.008 acre tract, and being in the north line of a 6.39 acre tract described in Volume 1489, Page 391 of the Official Public Records of Hays County, Texas;

THENCE North 89°25'09" West, with the south line of the 9.008 acre tract, being also the north line of the 6.38 acre tract, a distance of 53.15 feet to a nail in concrete found for the southwest corner of the 9.008 acre tract;

THENCE North 07°58'13" East, with the west line of the 9.008 acre tract, crossing said Tract 1, a distance of 1318.37 feet to a 1/2" rebar found for the northwest corner of the 9.008 acre tract;

THENCE North 87°06'31" East, with the north line of the 9.008 acre tract, crossing said Tract 1, a distance of 304.58 feet to a 1/2" rebar with Chaparral cap set, from which a 1/2" rebar with 3984 cap found for the southwest corner of the Doris Breed Subdivision, a subdivision of record in Book 10, Page 395 of the Plat Records of Hays County, Texas, bears North 87°06'31" East, a distance of 205.48 feet;

THENCE over and across the 9.008 acre tract, the following two (2) courses and distances:

1. South 00°43'30" West, a distance of 129.06 feet to a 1/2" rebar with Chaparral cap set;

2. North 87°20'25" East, a distance of 61.68 feet to the **POINT OF BEGINNING,** containing 8.119 acres of land, more or less.

TRACT 5:

A DESCRIPTION OF 1.676 ACRES (APPROX. 73,006 SQ. FT.) IN THE PHILIP SMITH SURVEY, ABSTRACT 415, HAYS COUNTY, TEXAS, BEING A PORTION OF A 119.7 ACRE TRACT CONVEYED TO NELSON M. DAVIDSON AND DORIS BREED DAVIDSON BY DEED DATED JUNE 23, 1952 AND RECORDED IN VOLUME 154, PAGE 290 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND BEING A PORTION OF TRACT 1, P.L. TURNER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 133, PAGE 444 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 1.676 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found in the west right-of-way line of Old Fredericksburg Road, for the southeast corner of a 0.938 acre tract described in Volume 391, Page 223 of the Deed Records of Hays County, Texas;

THENCE South 86°32'57" West, with the south line of the said 0.938 acre tract, a distance of 218.28 feet to a 1/2" rebar found at the southwest corner of the 0.938 acre tract for the **POINT OF BEGINNING;**

THENCE crossing Tract 1, the following eight (8) courses and distances:

1. South 02°07'34" East, a distance of 96.05 feet to a 1/2" rebar with Chaparral cap set;

2. South 89°48'55" West, a distance of 40.73 feet to a 1/2" rebar with Chaparral cap set;

3. With a curve to the left, having a radius of 1030.00 feet, a delta angle of 02°59'42", an arc length of 53.84 feet, and a chord which bears South 88°19'04" West, a distance of 53.84 feet to a 1/2" rebar with Chaparral cap set;

4. With a curve to the right, having a radius of 25.00 feet, a delta angle of 91°03'12", an arc length of 39.73 feet, and a chord which bears North 47°39'11" West, a distance of 35.68 feet to a 1/2" rebar with Chaparral cap set;

5. North 02°07'34" West, a distance of 254.30 feet to a 1/2" rebar with Chaparral cap set;

6. North 87°52'26" East, a distance of 25.11 feet to a 1/2" rebar with Chaparral cap set;

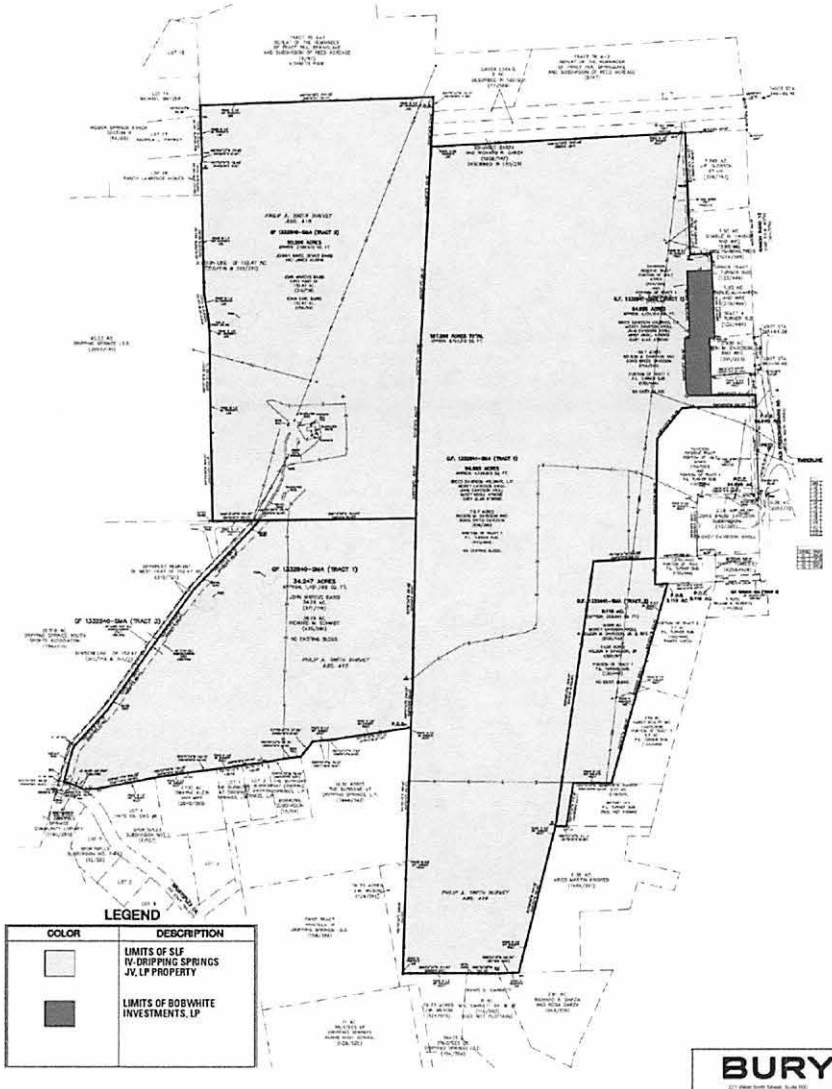
7. North 02°07'34" West, a distance of 330.24 feet to a 1/2" rebar with Chaparral cap set;

8. North 87°52'26" East, a distance of 119.99 feet to a 1/2" rebar with Chaparral cap set in the east line of Tract 1, being also the west line of a 1.00 acre tract described in Volume 1924, Page 385 of the Deed Records of Hays County, Texas, and being the northwest corner of the Turner Tract as shown on the plat of said P.L. Turner Subdivision, from which a 3/4" rebar found for an angle point in the east line of Tract 1, being also the northwest corner of a 1.00 acre tract, bears North 02°05'28" West, a distance of 86.45 feet;

THENCE South 02°05'28" East, with the east line of Tract 1, being also the west line of the 1.00 acre tract, the Turner Tract, a 1.00 acre tract described in Volume 275, Page 499 of the Deed Records of Hays County, Texas, and the west line of Tract 4 of said P.L. Turner Subdivision, a distance of 329.42 feet to a fence corner at a 13" live oak for the southwest corner of the 1.00 acre tract, being also the southwest corner of Tract 4, and being in the north line of a 0.938 acre tract described in Volume 391, Page 223 of the Deed Records of Hays County, Texas;

THENCE South 85°58'06" West, with the north line of the 0.938 acre tract, crossing Tract 1, a distance of 24.91 feet to a 1/2" rebar found for the northwest corner of the 0.938 acre tract;

THENCE South 02°07'34" East, with the west line of the 0.938 acre tract, continuing across Tract 1, a distance of 185.05 feet to the **POINT OF BEGINNING**, containing 1.676 acres of land, more or less.



NOTE:
PER EXHIBIT A1 - TRACTS 1-4 ARE OWNED BY SLF IV - DRIPPING SPRINGS JV, LP AND TRACT 5 IS OWNED BY BOBWHITE INVESTMENTS, LP

EXHIBIT A2 - PROPERTY OWNED BY SLF IV - DRIPPING SPRINGS JV, LP

Planned Development District No.5 Heritage Subdivision · Dripping Springs, TX · 18 April 2016

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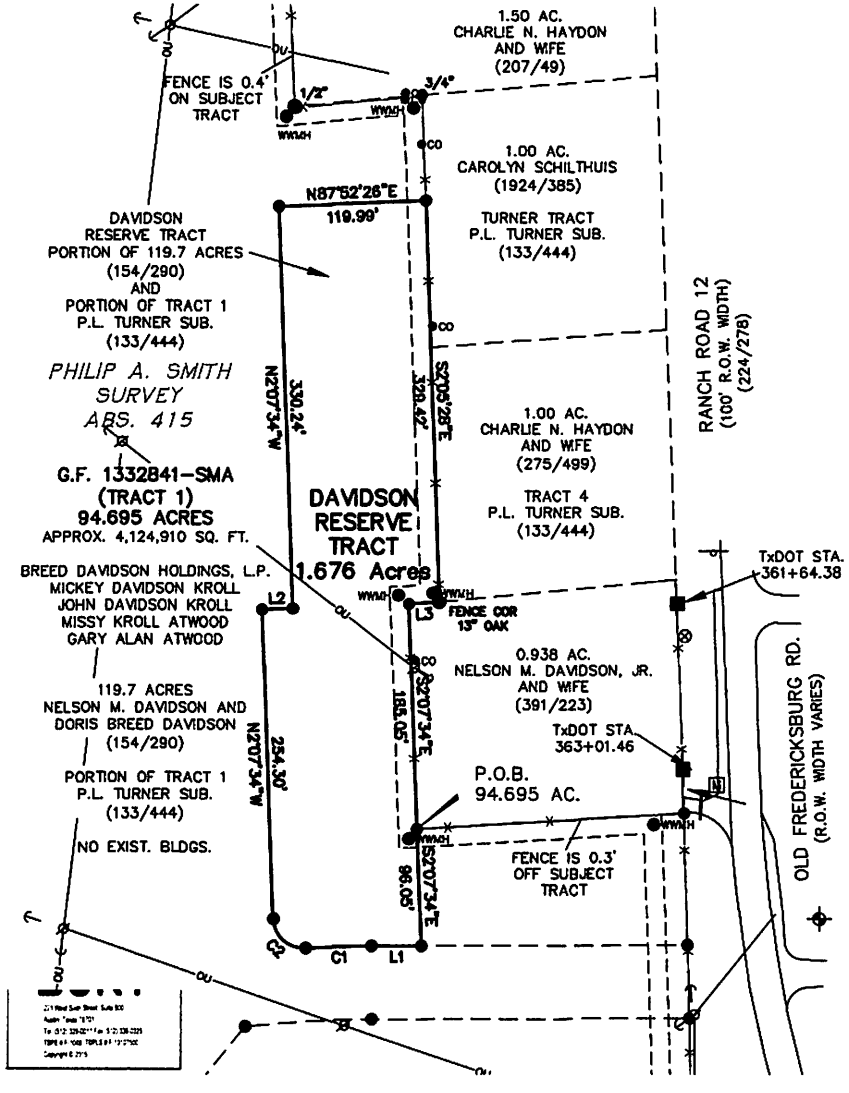


PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L1	S89°48'55"W	40.73'
L2	N87°52'26"E	25.11'
L3	S85°58'06"W	24.91'

PARCEL CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	53.84'	1030.00'	2°59'42"	53.84'	S88° 19' 04.23"W
C2	39.73'	25.00'	91°03'12"	35.68'	N47° 39' 10.83"W

NOTE:
PER EXHIBIT A1 - TRACTS 1-4 ARE OWNED BY SLF IV - DRIPPING SPRINGS JV, LP AND TRACT 5 IS OWNED BY BOBWHITE INVESTMENTS, LP

EXHIBIT A3 - PROPERTY OWNED BY BOBWHITE INVESTMENTS, LP

Planned Development District No.5 Heritage Subdivision · Dripping Springs, TX · 18 April 2016

TABLE 1: TOTAL UNIT MIX

TOTAL NUMBER OF DWELLING UNITS PERMITTED IN PD NO. 5 IS 700 DWELLING UNITS

	LAND USE	PD PERMITTED USE	REQUIRED	EXAMPLE OF DWELLING UNITS (DU)*	EXAMPLE OF ACRES (AC)*	EXAMPLE OF DU/AC*
☐	MEDIUM DENSITY SINGLE FAMILY DETACHED	60' Lots 50' Lots 40' Lots	Max. 70% of Total Unit Mix	424 DU 60.57%	127.5 AC	3.3 DU/AC
▨	HIGH DENSITY SINGLE FAMILY DETACHED	Garden Home Village Condo Courtyard	Min. 15% of Total Unit Mix	120 DU 17.14%	15.0 AC	8.0 DU/AC
▩	RESIDENTIAL ATTACHED	Two-Four Family Townhome Multi-Family	Min. 15% of Total Unit Mix	156 DU 22.29%	13.0 AC	12.0 DU/AC
▦	COMMERCIAL USES	See Exhibit D	N/A	N/A	3 .0 AC	N/A

* Number of dwelling units, acres and density are shown for illustrative uses only. Final product mix shall not exceed minimums and maximums.

TABLE 2: PERMITTED USE MATRIX

			DEVELOPMENT PARCEL							
		PD PERMITTED USE :	A	B	C	D	E	F[7]	G	OPEN SPACE
		APPROPRIATE ACREAGE (+/-)	25.5	47.5	26.0	13.5	30.0	13.0	3.0	30.5
☐	MEDIUM DENSITY SINGLE FAMILY DETACHED	60' Lots	X	X	X	X	X	-	-	-
		50' Lots	X	X	X	X	X	-	-	-
		40' Lots	X	X	X	X	X	-	-	-
▨	HIGH DENSITY SINGLE FAMILY DETACHED	Garden Home	-	X	X	X	-	-	-	-
		Village Condo	-	X	X	X	-	-	-	-
		Courtyard	-	X	X	X	-	-	-	-
▩	RESIDENTIAL ATTACHED	Two-Four Family	-	-	-	-	-	X	-	-
		Townhome	-	-	-	-	-	X	-	-
		Multi-Family	-	-	X	X	-	X	-	-
▦	COMMERCIAL USES	N/A	-	X[6]	X[6]	X[6]	-	X	X	-
	AMENITY CENTER USES	N/A	X	X	X	X	X	X	X	X
	AMENITY CENTER	N/A							X	

LEGEND

X — Permitted use by the right, subject to PD conditions and requirements set forth in Exhibit D -PD uses chart

\- — Not a permitted use

NOTES:

1. A private amenity center or other private improvements will not be constructed on Parcel G in a manner that would preclude a minimum of 20,000 sq feet of commercial to be constructed on Parcel G.
2. Refer to Exhibit C – PD Parks and Trails Plan, for proposed park locations
3. Refer to Exhibit D – PD Uses Chart, for description of land uses
4. Refer to Exhibit F – PD Street Standards for street types and locations, reference plan and street standards
5. Fiscal may be posted for the proposed north, east and south connectors.
6. Only in hatched areas of Parcels B, C, & D.
7. General location of temporary wastewater treatment plant and effluent disposal field, if required, will be designed pursuant to the regulations in the Wastewater Agreement. Once the plant is removed, all provisions regarding Parcel F will apply.

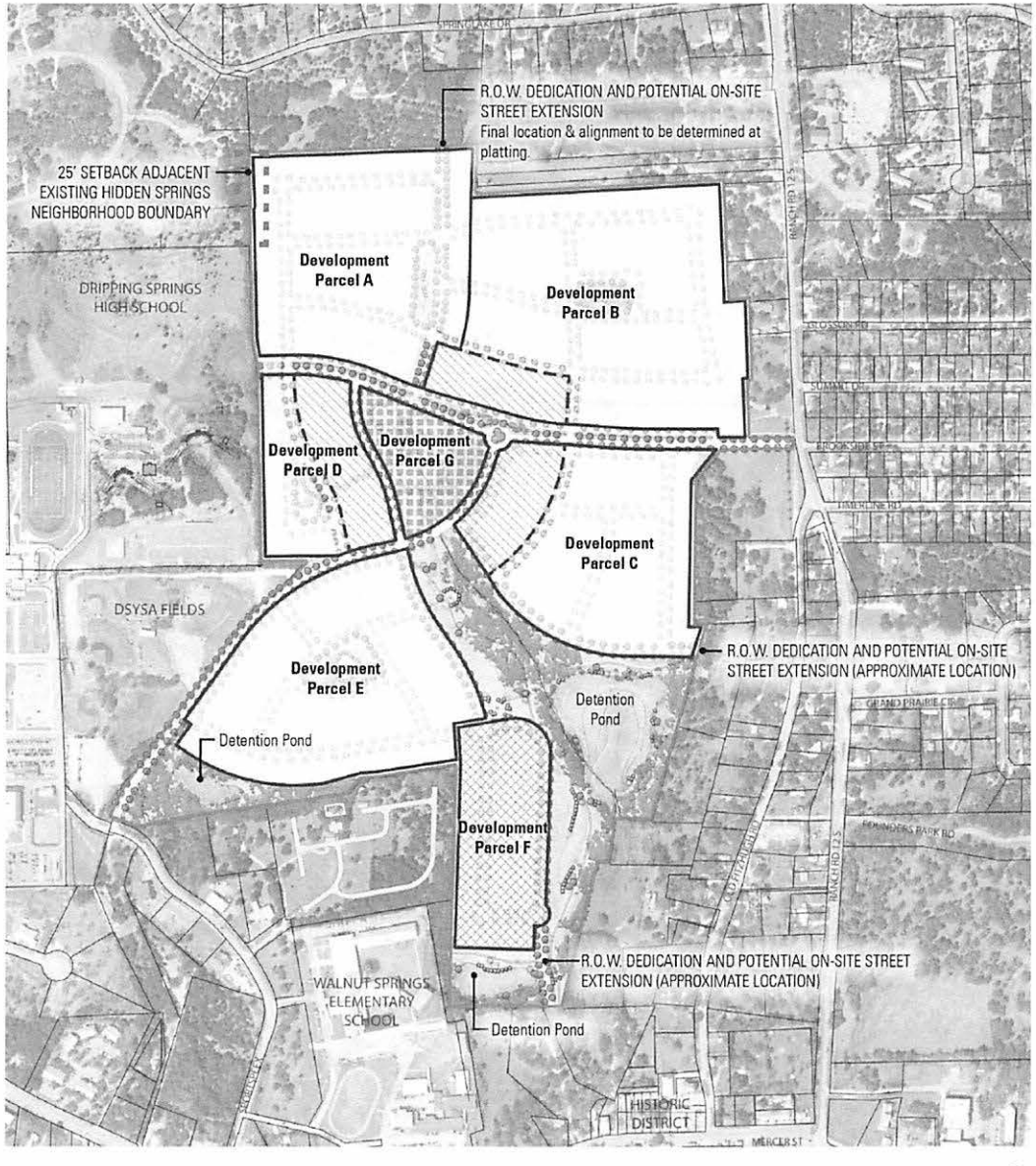


EXHIBIT B - PD MASTER PLAN

Planned Development District No.5 Heritage Subdivision — Dripping Springs, TX — 10 July 2016

LEGEND

8' WIDE CONCRETE PATH OR TRAIL - CONCEPTUAL ALIGNMENT
- SHARED USE PATH (ADJACENT TO STREET, IN LIEU OF 5' SIDEWALK)
- MULTI-USE PATH (COMBINED WITH SLIP STREET, MAY BE ASPHALT)
- OFF-STREET TRAIL (SEPARATED FROM STREET AND SIDEWALK NETWORK)

PROPOSED OFF-SITE EXTENSION

PARKLAND DEDICATION - MINIMUM OF 28 ACRES PROVIDED

PARKLAND

PARKLAND, NEIGHBORHOOD POCKET PARKS (GENERAL LOCATION)

DEFINED DRAINAGE SETBACK

PDD NO. 5 OPEN SPACE PLAN NOTES:

1. A MASTER PARKS AND TRAILS PLAN (MPTP) FOR PDD NO. 5 SHALL BE APPROVED SEPARATE FROM THIS PDD. THE MPTP SHALL BE APPROVED PRIOR TO THE FIRST RESIDENTIAL PRELIMINARY PLAT AND MAY BE PHASED IN ACCORDANCE WITH THE PHASED PLATTING OF THE PROJECT.
2. OPEN SPACE DEDICATED FOR PARKLAND SHALL BE PUBLICLY ACCESSIBLE. PARKLAND AND IMPROVEMENTS IN THE PARKLAND, INCLUDING TRAILS, SHALL BE CONVEYED TO AND PERMANENTLY MAINTAINED BY A HOMEOWNER ASSOCIATION (HOA) OR OTHER RESPONSIBLE NON-CITY ENTITY.
3. PARKLAND DEDICATION REQUIREMENTS SHALL MEET AND/OR EXCEED CODE REQUIREMENTS. THE HOA MAY ADOPT RULES AND REGULATIONS REGARDING ACCESS, PERMITTED USES, SECURITY (POLICING) AND MAINTENANCE RESPONSIBILITIES.
4. PARKLAND LOCATION AND SIZE IS CONCEPTUALLY SHOWN ON THIS EXHIBIT C. BOUNDARIES OF PARKLAND TO BE DETERMINED AT PRELIMINARY PLAT. DETENTION, WATER QUALITY PONDS, UTILITY EASEMENTS, AND OFF-STREET TRAILS ARE PERMITTED IN PARKLAND.
5. NEIGHBORHOOD POCKET PARKS ARE INCLUDED IN PARKLAND DEDICATION. POCKET PARKS ARE INTENDED TO SERVE THE RECREATIONAL NEEDS OF RESIDENTS, PROVIDE OPPORTUNITIES FOR INTERACTION WITHIN THE NEIGHBORHOOD AND/OR PROVIDE OPPORTUNITIES FOR INTERACTION WITH THE NATURAL ENVIRONMENT
6. SHARED USE PATH/MULTI-USE PATH/OFF-STREET TRAILS:
   - MUST BE CONCRETE, 8FT IN WIDTH, EXCEPT THAT MULTI-USE PATH MAY BE ASPHALT
   - TRAIL/PATH LOCATIONS ARE CONCEPTUAL. TRAIL LOCATION TO BE FURTHER REFINED IN THE MPTP. FINAL ALIGNMENT TO BE DETERMINED AT FINAL PLAT.
   - INDICATED TRAILS AND PATHS OUTSIDE THE PUBLIC ROW WILL BE MAINTAINED BY THE HOA.
7. UNLESS OTHERWISE DEPICTED ON THIS EXHIBIT C WHEREIN A SHARED USE PATH OR MULTI-USE PATH IS PROVIDED ON A STREET, 5FT SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL LOCAL RESIDENTIAL STREETS, PER EXHIBIT F- STREET STANDARDS
8. AMENITY CENTER AREAS INTENDED FOR EXCLUSIVE USE OF THE HOA ARE NOT INCLUDED AS PART OF PARKLAND DEDICATION.

PARKLAND CODE	CODE REQUIREMENTS	PROVIDED
DEDICATION REQUIREMENT	PDD NO. 5 MAX. 700 LUEs (1 AC PARKLAND PER 25 LUEs)	**MIN. 28 AC PARKLAND**
WATER QUALITY AND DETENTION & STREAM SETBACK FOR DRAINAGE	NOT TO EXCEED 50% OF TOTAL OPEN SPACE	MAX. 14 AC OF THE 28 AC PARKLAND

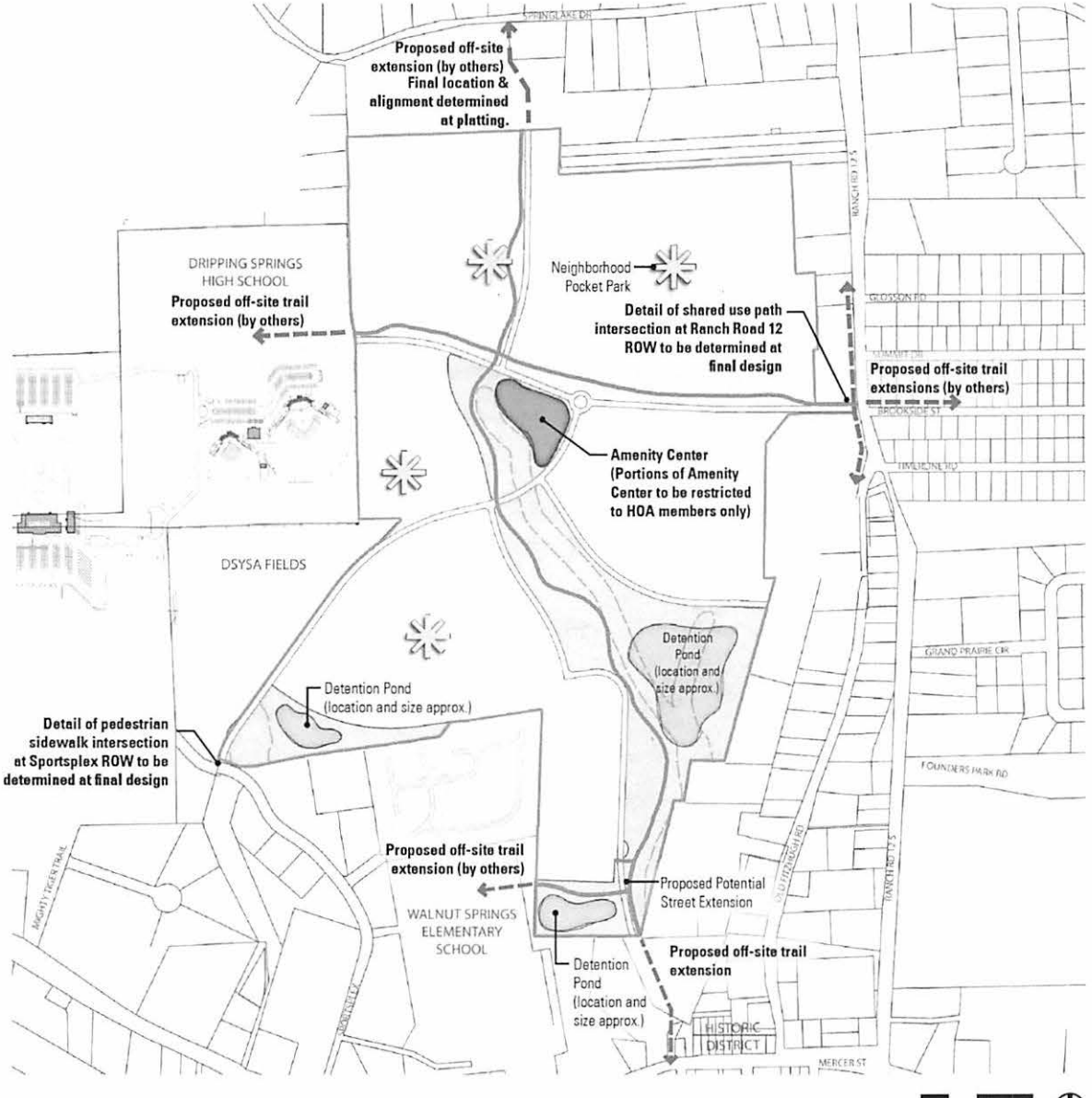


EXHIBIT C - PDD OPEN SPACE PLAN

Planned Development District No.5 Heritage Subdivision · Dripping Springs, TX · 10 July 2016

AGRICULTURE USES	Permitted (P) or Conditional (C)
Garden (Non-retail)	P
RESIDENTIAL USES	**Permitted (P) or Conditional (C)**
Accessory Bldg/Structure (Nonresidential)	P
Duplex/Two-Four Family	P
Garden Home/Townhome	P
Living Quarters on Site with a Business	P
Multiple-Family Dwelling	P
Residential Loft	P
Swimming Pool, Private	P
OFFICE USES	**Permitted (P) or Conditional (C)**
Armed Services Recruiting Center	P
Insurance Agency Offices	P
Offices, General/Professional	P
Office, Brokerage Service	P
Offices, Health Services	P
Offices, Legal Services	P
Offices, Professional	P
Offices, Real Estate Office	P
Security Monitoring Company	P
PERSONAL & BUSINESS SERVICES USES	**Permitted (P) or Conditional (C)**
Antique Shop	P
Appliance Repair	P
Art Dealer/Gallery	P
Artisan's Shop	P
Artist Studio	P
Bakery or Confectionary (Retail)	P
Barbershop	P
Beauty Shop	P

PERSONAL & BUSINESS SERVICES USES CONTINUED	Permitted (P) or Conditional (C)
Bed & Breakfast Inn or Facility	P
Bicycle Sales and Repair	P
Book Store	P
Cafeteria	C
Computer Sales	P
Consignment Shop	P
Convenience Store (Without Gas Sales)	C
Cooking School	P
Dance/Drama/Music Studio or School	P
Drapery, Blind Upholstery Store	P
Financial Services	P
Florist Shop	P
Food or Grocery Store (Limited)	P
Furniture Store (New and/or Used)	P
Garden Shop (Inside Storage)	P
Hardware Store	P
Live-in Security Quarters	P
Locksmith	P
Market (Public)	P
Needlework Shop	P
Pet Shop/Supplies	P
Pharmacy	P
Photocopying/Duplicating	P
Photography Studio	P
Restaurant (No Drive-Through Service)	P
Shoe Repair	P
Studio, Tattoo or Body Piercing	C
Tailor Shop	P
Travel Agency	P
Temporary Outdoor Sales/Promotion	P
Vacuum Cleaner Sales & Repair	P
Veterinarian Clinic (Indoor Kennels)	P
Woodworking Shop (Ornamental, Handmade)	P
TRANSPORTATION & AUTO SERVICES USES	**Permitted (P) or Conditional (C)**
Parking Structure, Commercial	C

AMUSEMENT/RECREATION USES	Permitted (P) or Conditional (C)
Day Camp for Children	C
Health Club	P
Museum	P
Park and/or Playground	P
Video Rentals/Sales	P
INSTITUTIONAL/GOVERNMENT USES	**Permitted (P) or Conditional (C)**
Assisted Living Facility	C
Child Day-Care Facility	P
Church, Religious Assembly	P
Civic Club	P
Fire Station	P
Fraternal Lodge or Union	P
Group Day-Care Home	P
Medical Clinic or Office	P
Wireless Communications Tower	C
Home for the Aged, Residential	C
Hospice	C
Hospital (Acute Care, General)	C
Library	P
Maternity Home	C
Nursing/Convalescent Home	C
Orphanage	C
Philanthropic Organization	P
Post Office	P
School, K Through 12 (public or private)	P
Telephone Switching/Exchange Bldg.	C
Wastewater Treatment Plant, Effluent Disposal Field	P
Water Supply (Elevated Storage Tank)	C
Water Supply Facility (Private)	C
LIGHT INDUSTRIAL/MFG. USES	**Permitted (P) or Conditional (C)**
Contractor's Office (No Outside Storage)	P
Contractor's Temporary On-site Office	C

Note: Wastewater Treatment Plant and Effluent Disposal Field are permitted subject to the provisions in the Wastewater Service and Impact Fee Agreement.

EXHIBIT D - PD USES CHART

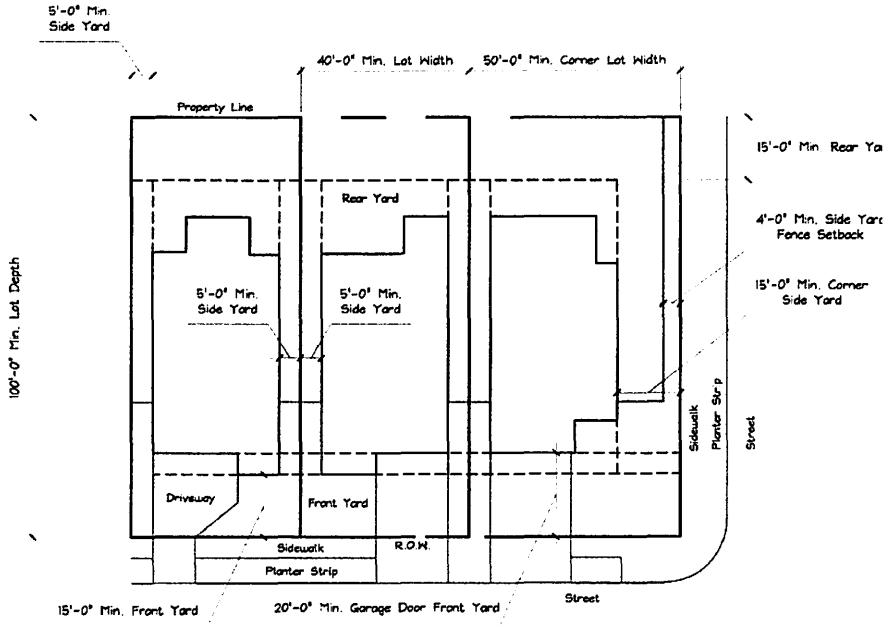
Planned Development District No.5 Heritage Subdivision · Dripping Springs, TX · 18 May 2017

Area Requirements		Single Family, Detached Use (2)	Garden Home Use (2)	Two to Four Family Dwelling Use (2)	Townhome Use (2)(4)	Village Condominium Use (2)(4)	Courtyard Housing Use (2)(4)	Multiple-Family Use (2)(4)	Permitted Commercial Uses
SIZE OF LOTS	Minimum Lot Area	4,000 s.f.	3,500 s.f.	5,175 s.f.	1,500 s.f.	6,900 s.f.	4,200 s.f.	20,000 s.f.; Max 24 du/acre	5,000 s.f.
	Minimum Lot Width at Front Building Line	40 ft.	35 ft.	45 ft.	20 ft.	60 ft.	70 ft.	100 ft.	50 ft.
	Minimum Lot Depth	100 ft.	100 ft.	100 ft.	75 ft.	115 ft.	60 ft.	200 ft.	100ft.
SETBACK REQUIREMENTS	Minimum Front Yard	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	10 ft.
	Minimum Front Yard, Garage Door	20 ft.	20 ft.	20 ft.	N/A (rear entry required)	20 ft.	15 ft.	20 ft.	N/A
	Minimum Side Yard, Interior	5 ft.	0 ft. on one side; 10 ft. other side	5 ft.; 0 ft. for common walls	5 ft.; 0 ft. for common walls	5 ft[1]	5 ft.[3]	15 ft.[1][3]	10 ft.; 0ft. for common walls
	Minimum Side Yard, Corner	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.[3]	15 ft.
	Minimum Rear Yard	15 ft.[6]	10ft.	15ft.	None	10 ft.	10 ft.	25 ft.[3]	10 ft.
Maximum Impervious Coverage		65%	70%	70%	80%	70%	80%	75%	75% [5]
Maximum Building Height		35 ft./2.5 stories	35 ft./2.5 stories	35 ft./2.5 stories	40 ft./3 stories	35 ft./2.5 stories	35 ft./2.5 stories	40 ft./3 stories	2 stories or 40 ft., whichever is less

(1) Minimum 10 ft. spacing between buildings
(2) Residential accessory buildings: maximum building height: 15 ft.; side and rear yard: 5 ft.
(3) Multiple-family (MF) minimum side yard and minimum rear yard adjacent to city of Dripping Springs single family zoning district when MF building is more than 1 story ht.: 45 ft.
(4) Village condominium, courtyard housing, townhome and multiple-family housing may be accessed by common access drive.
(5) The gross floor area for each permitted commercial structure shall not exceed 40,000 sq. ft.
(6) 25' Rear set back adjacent exhisting Hidden Springs neighborhood boundary. Illustrated in Parcel A on Exhibit B - PD Master Plan

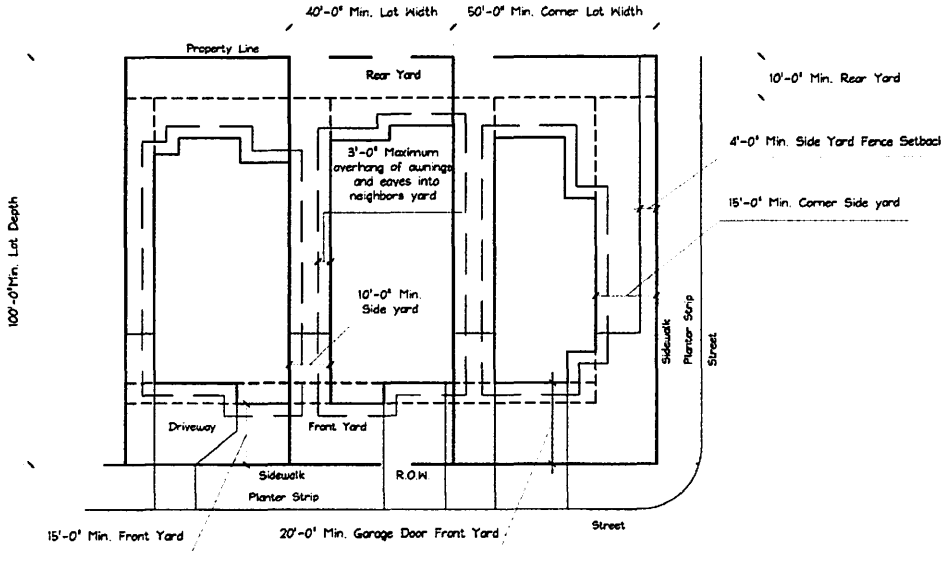
Setback Encroachments and Exceptions-
These uses and structures may encroach into a yard or required setback as follows:

Type of structure or use	Residential uses
Air conditioning equipment	Any part of side and rear yard
Arbors and trellises	Any part of yard, at least 5 feet from neighboring property line
Awning, roof overhanging eaves and bay windows	No more than 2 feet into front, side, or rear yard; may overhang over easements
Open deck and covered patios (no enclosed spaces)	No more than 10 feet into rear yard, (only permitted in Garden Home use)



Single Family Detached

Note: Illustration of PD property improvements are illustrative only. Graphic representation of Development Standards. Refer to Exhibit E

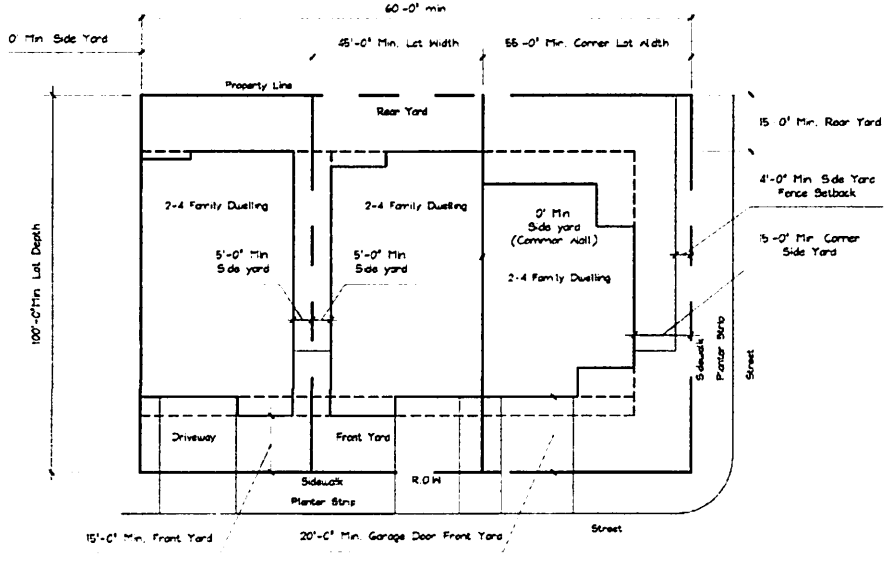


Garden Home

Note: Illustration of PD property improvements are illustrative only. Graphic representation of Development Standards. Refer to Exhibit E

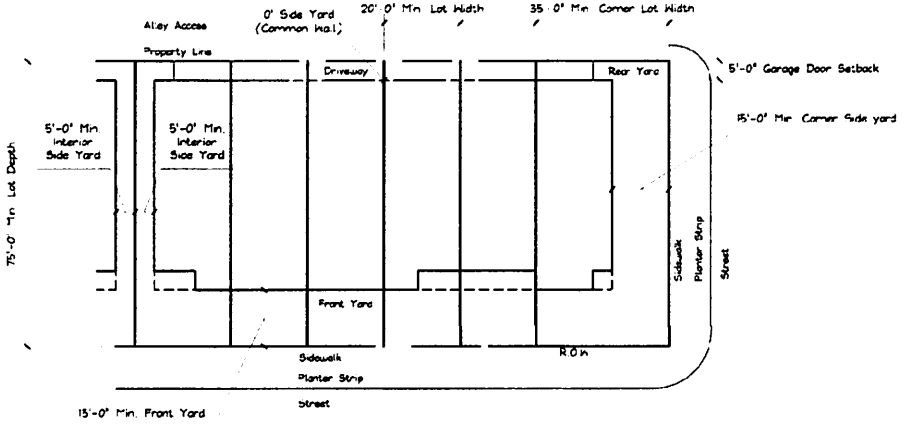
EXHIBIT E - PD DEVELOPMENT STANDARDS - SINGLE FAMILY AND GARDEN HOME USE

Planned Development District No.5 Heritage Subdivision · Dripping Springs, TX · 18 April 2016



Two to Four Family Dwelling

Note: Illustration of PD property improvements are illustrative only. Graphic representation of Development Standards. Refer to Exhibit E

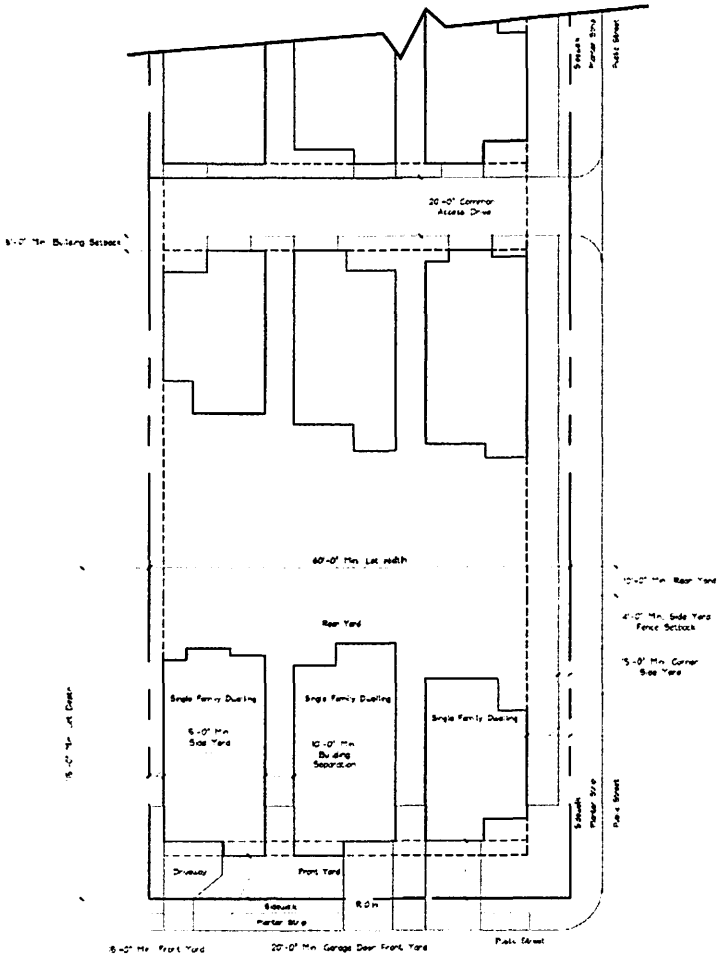


Townhome

Note: Illustration of PD property improvements are illustrative only. Graphic representation of Development Standards. Refer to Exhibit E

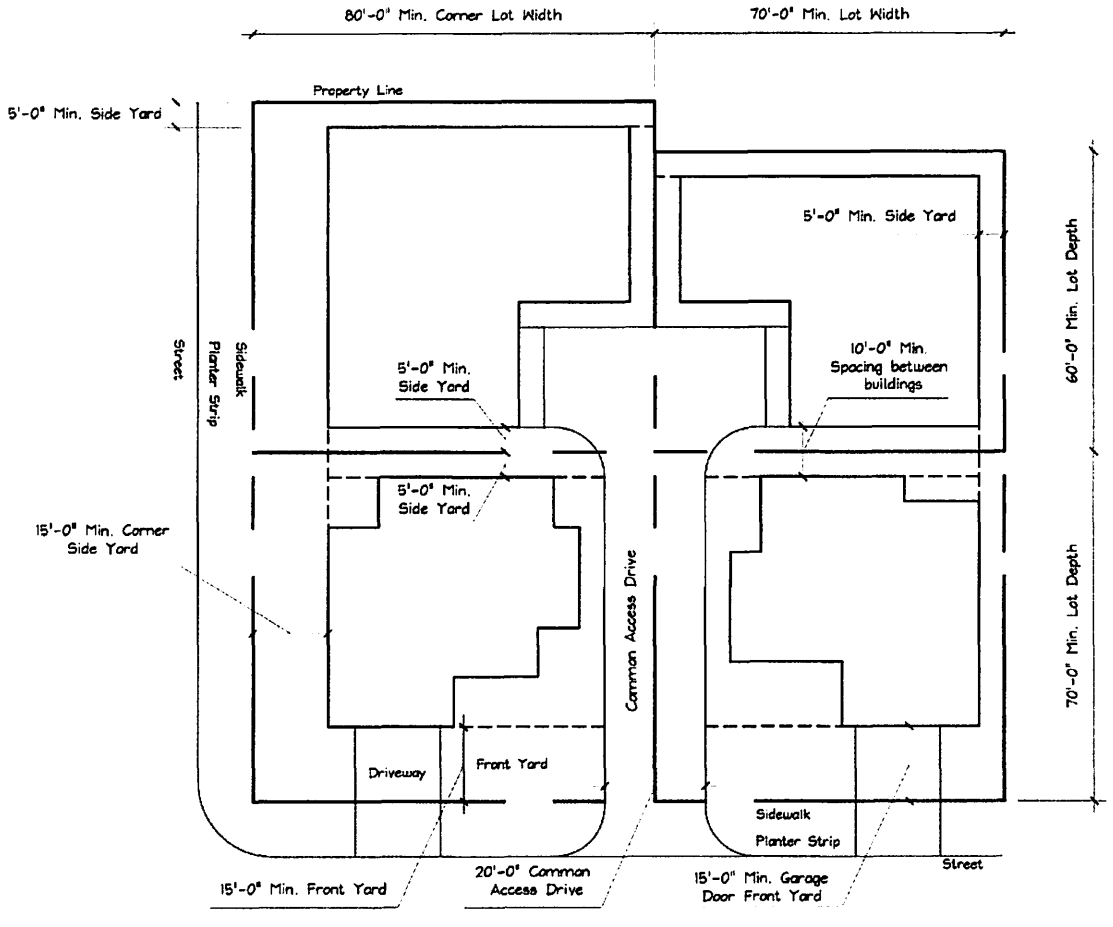
EXHIBIT E - PD DEVELOPMENT STANDARDS - 2-4 FAMILY DWELLING AND TOWNHOME USE

Planned Development District No.5 Heritage Subdivision · Dripping Springs, TX · 18 April 2016



Village Condominium

Note: Illustration of PD property improvements are illustrative only. Graphic representation of Development Standards. Refer to Exhibit E

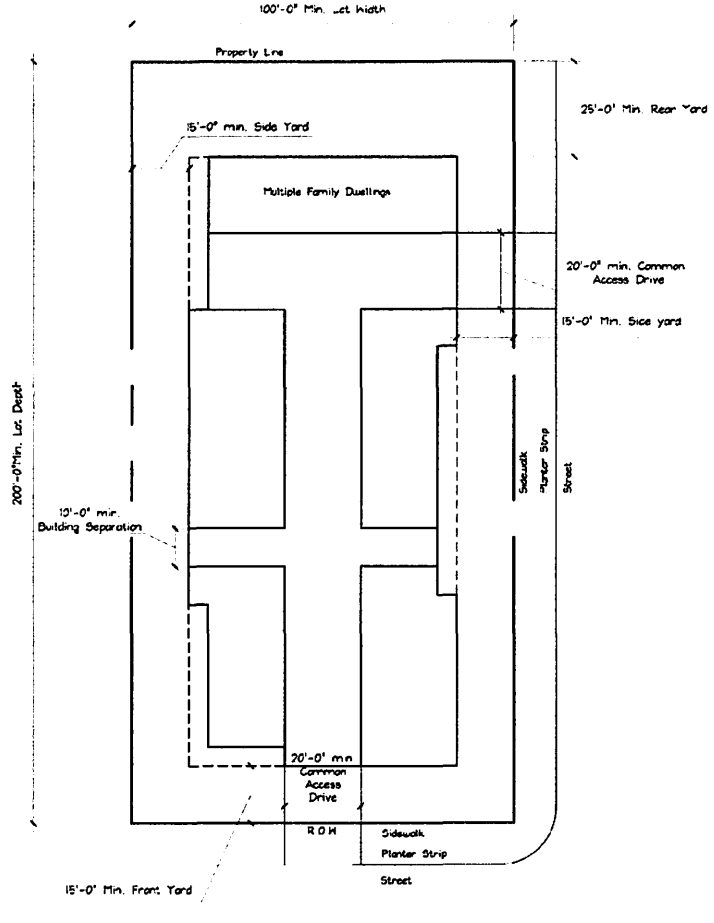


Courtyard Housing

Note: Illustration of PD property improvements are illustrative only. Graphic representation of Development Standards. Refer to Exhibit E

EXHIBIT E - PD DEVELOPMENT STANDARDS - VILLAGE CONDOMINIUM & COURTYARD HOUSING USE

Planned Development District No.5 Heritage Subdivision · Dripping Springs, TX · 18 April 2016



Multiple-Family

Note: Illustration of PD property improvements are illustrative only. Graphic representation of Development Standards. Refer to Exhibit E - PD Use Chart

EXHIBIT E - PD DEVELOPMENT STANDARDS - MULTIPLE-FAMILY USE

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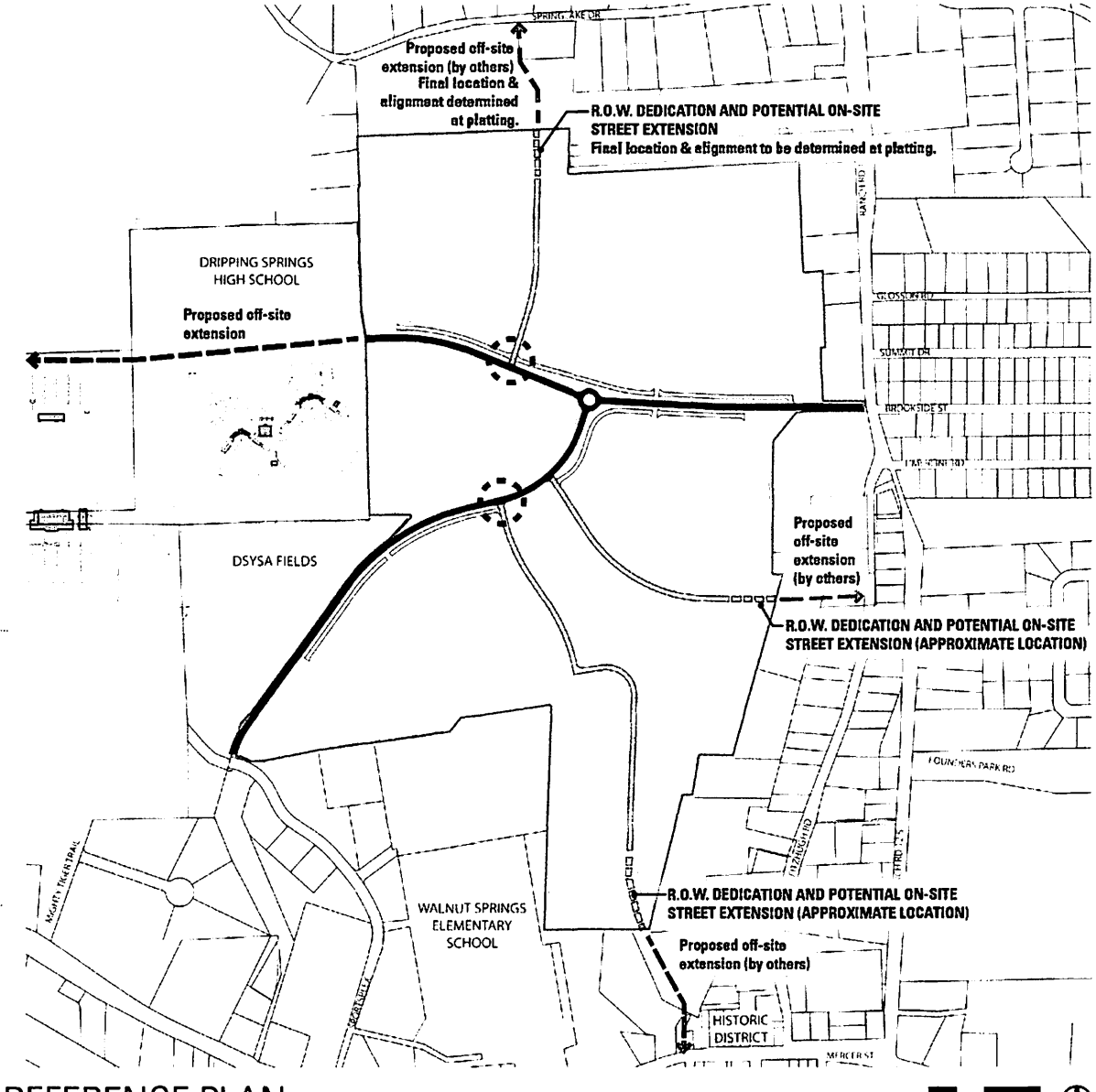


PD STREET TYPES

- MINOR COLLECTOR
- LOCAL RESIDENTIAL STREET
- SLIP STREET
- R.O.W. DEDICATION AND POTENTIAL ON-SITE STREET EXTENSION (APPROXIMATE LOCATION)
- PROPOSED OFF SITE EXTENSION
- PEDESTRIAN - ACTIVATED CROSSING AND PEDESTRIAN CROSSWALKS SHALL BE INSTALLED AT TIME OF STREET BUILD OUT (LOCATION DIAGRAMMATIC - TO BE FINALIZED AT TIME OF CONSTRUCTION PLANS)

NOTES:

1. Exact alignment of minor collectors to be determined at Preliminary Plat stage.
2. Locations and alignments of Local Residential, Slip Streets, and Alleys are diagrammatic only and to be determined at Preliminary Plat stage
3. Fiscal may be posted for the proposed north, east and south connectors.

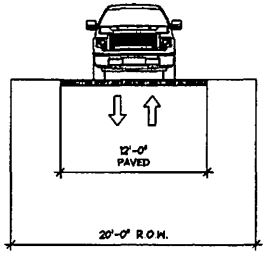
EXHIBIT F - PD STREET STANDARDS - REFERENCE PLAN

Planned Development District No.5 Heritage Subdivision · Dripping Springs, TX · 10 July 2016

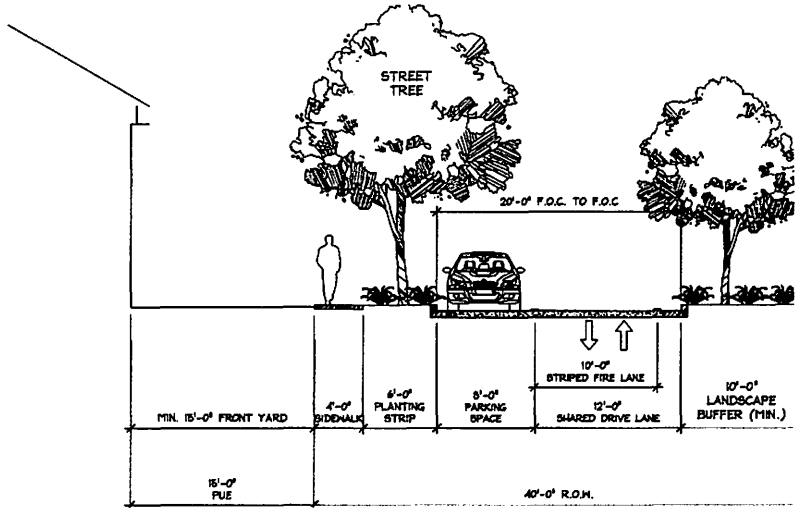
PD STREET STANDARDS

	Common Access Drive	Alley	Slip Street	Local Residential Street	Minor Collector
ROW (Right of Way)	None	20'	40' (minimum, may vary)	52'	56'-57'
FOC-FOC (Face-of-Curb to Face-of-Curb)	(No C/G)	(No C/G)	20'	30'	32'
Travel Lanes	2	1	2	2	2
Bike Lanes	-	-	-	-	(2) 5' Lanes
Lane Width	20'	12'	12-20' (includes parking)	10-15' (includes parking)	11'
Design Speed (miles per hour)	5	5	10	20-25	25-30
Driveways Permitted	Yes	Yes	Yes	Yes	Yes
Parking	No	No	One side, closest to residential dwelling	Both sides	No
Planter Strip (measured from FOC)	No	No	6', one side	6', both sides	6', both sides
Sidewalks	No	No	4', one side	5', both sides	5', both sides*

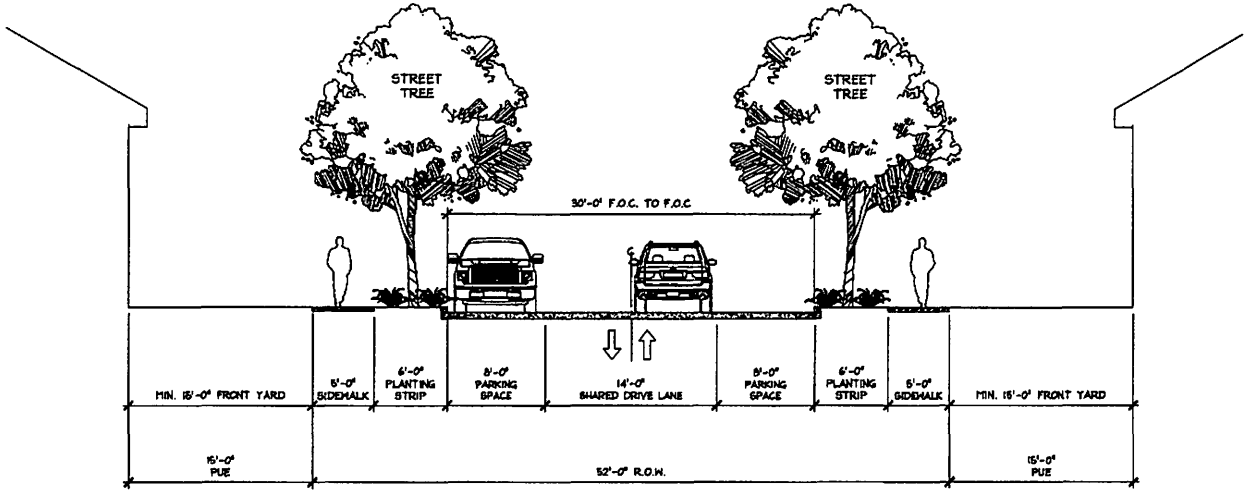
*Note: Refer to Exhibit C - Parks and Trail Plan for location of shared use path/trail instead of sidewalk



ALLEY



SLIP STREET

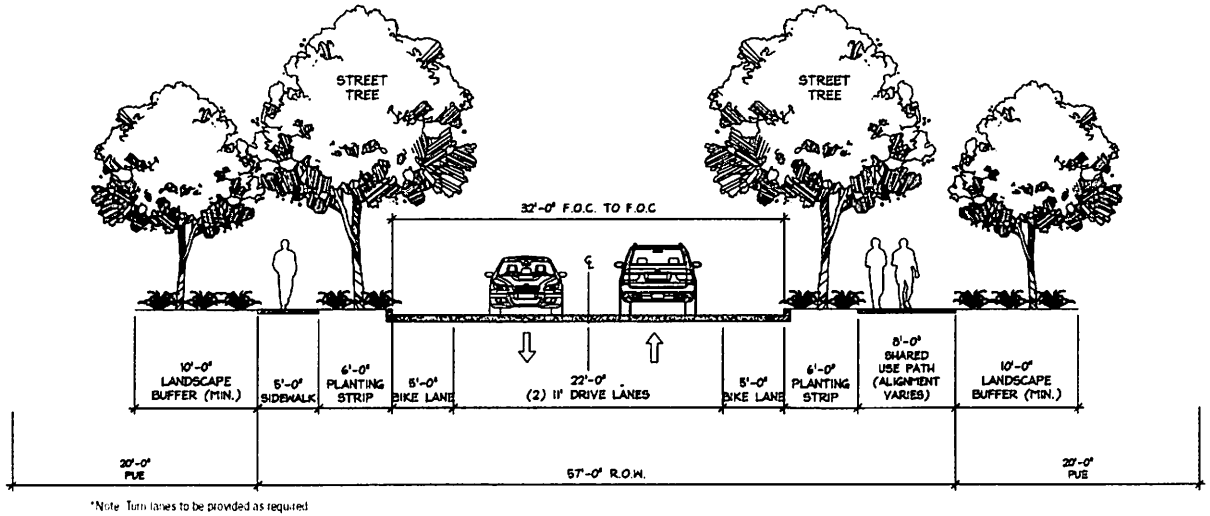


LOCAL RESIDENTIAL STREET

EXHIBIT F - PD STREET STANDARDS - STREET SECTIONS

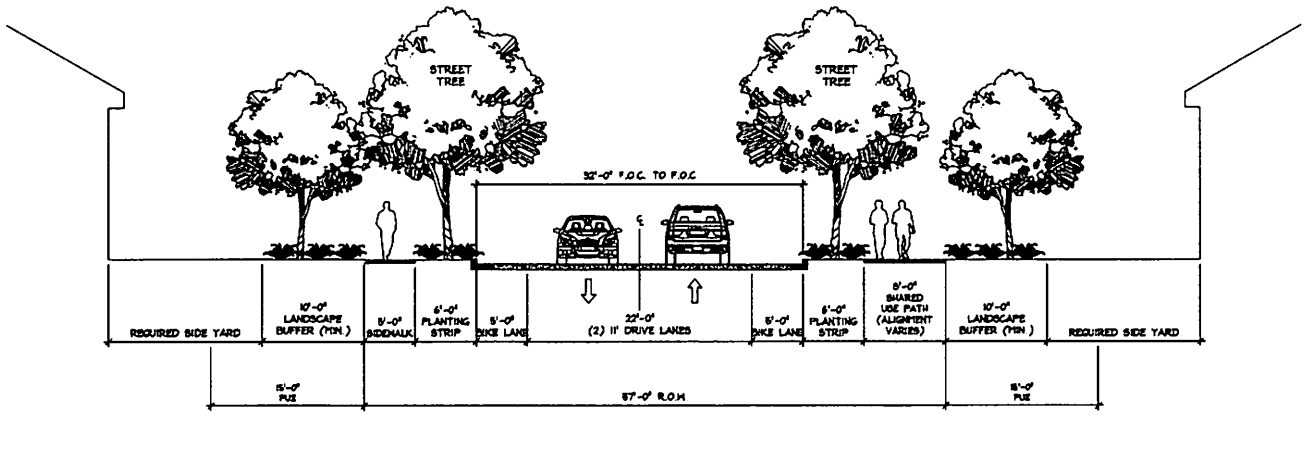
Planned Development District No.5 Heritage Subdivision · Dripping Springs, TX · 18 April 2016

0 2.5' 5' 10'



*Note: Turn lanes to be provided as required

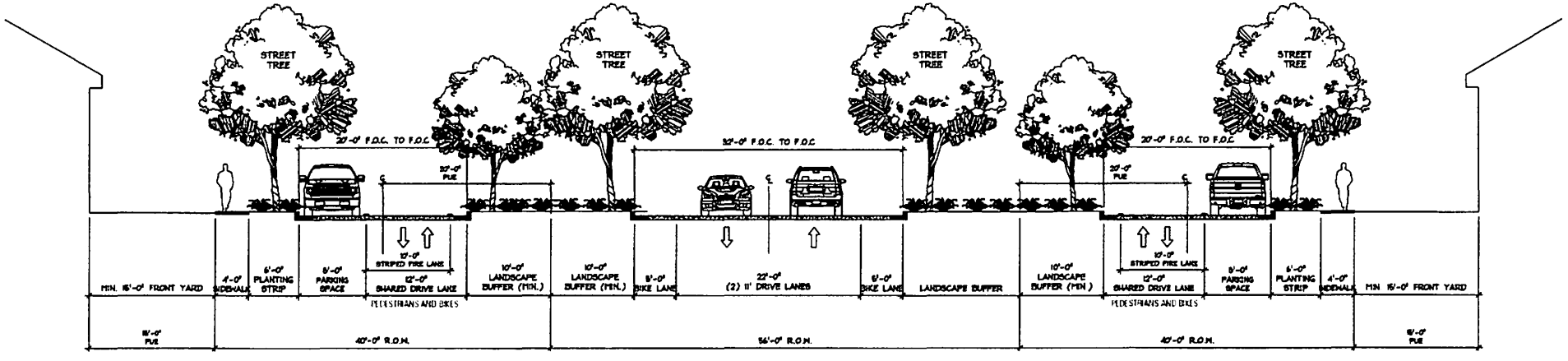
MINOR COLLECTOR AT RANCH ROAD 12 ENTRY



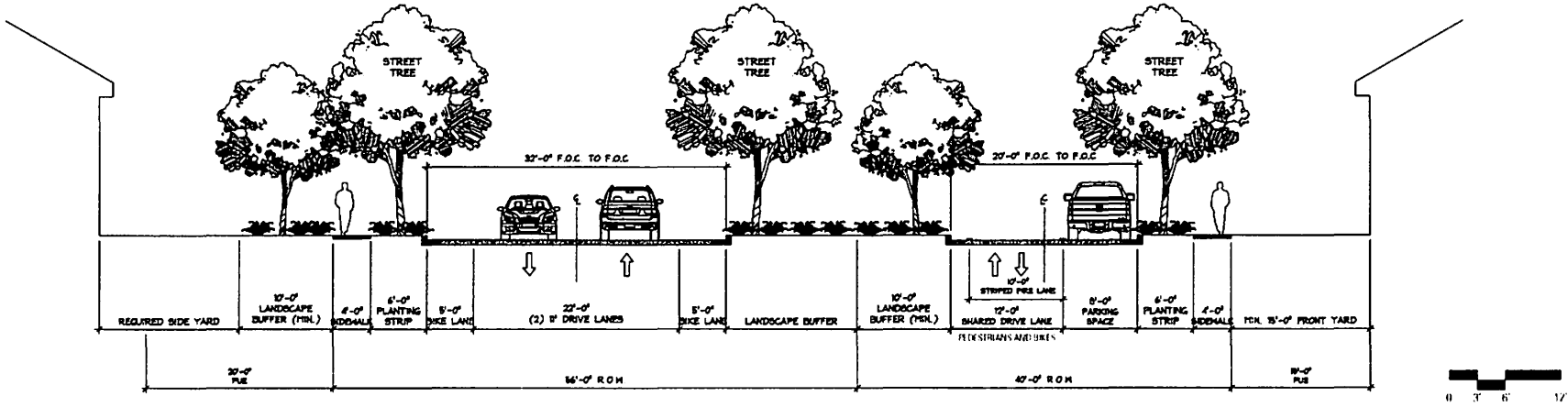
MINOR COLLECTOR & SIDE YARD COMBINATION

EXHIBIT F - PD STREET STANDARDS - STREET SECTIONS

Planned Development District No.5 Heritage Subdivision · Dripping Springs, TX · 18 April 2016



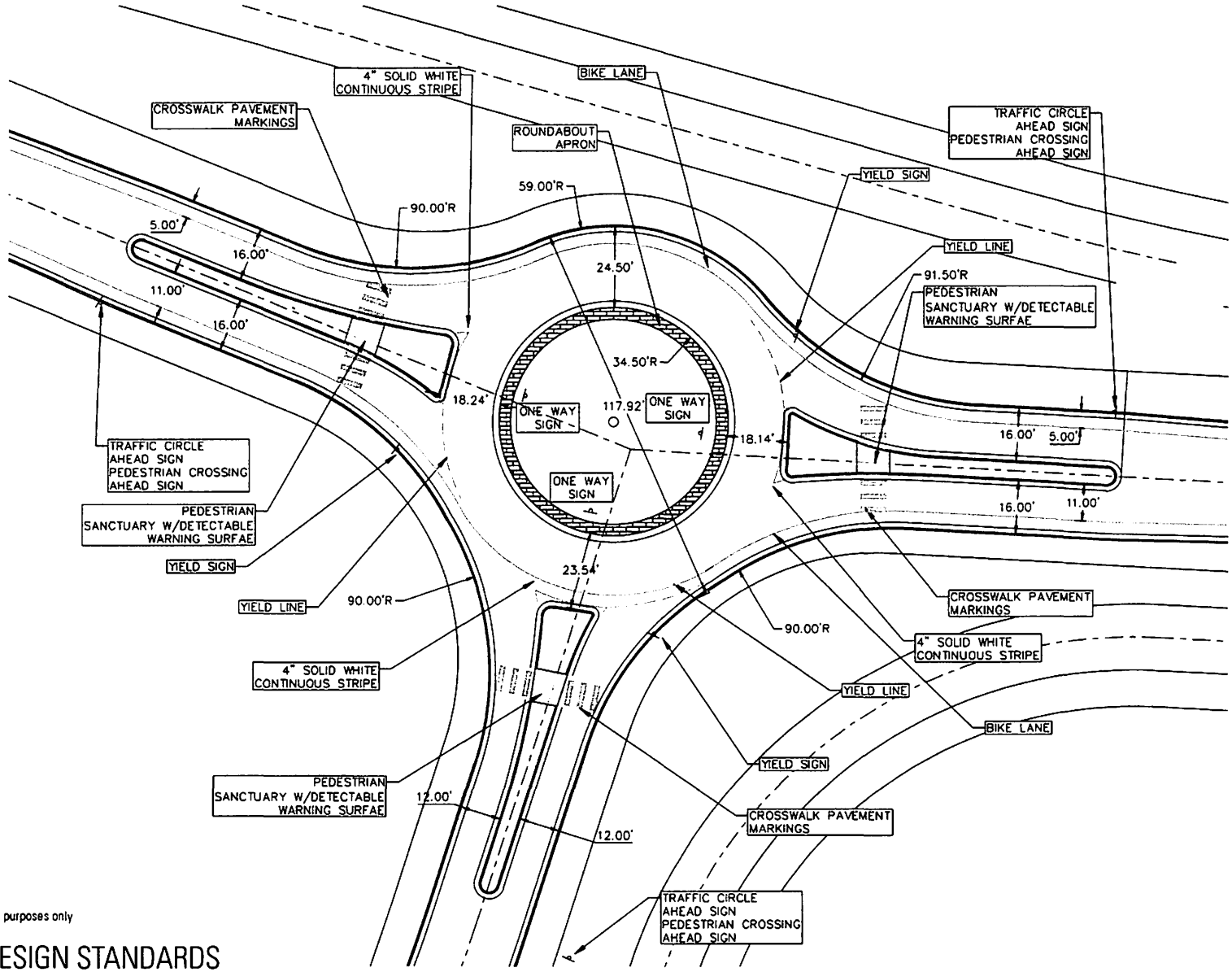
MINOR COLLECTOR & SLIP STREET COMBINATION



MINOR COLLECTOR WITH SLIP STREET & SIDE YARD COMBINATION

EXHIBIT F - PD STREET STANDARDS - STREET SECTIONS

Planned Development District No.5 Heritage Subdivision · Dripping Springs, TX · 18 April 2016



*Note: Depiction is for diagrammatic purposes only

ROUNDABOUT DESIGN STANDARDS

EXHIBIT F - PD STREET STANDARDS - ROUNDABOUT DESIGN CONCEPT

Planned Development District No.5 Heritage Subdivision · Dripping Springs, TX · 18 April 2016

HERITAGE SUBDIVISION PLANNED DEVELOMENT DISTRICT NO. 5
CODE MODIFICATIONS CHART
EXHIBIT G

WATER QUALITY – Chapter 22, Article 22.05

#	Code Section	Code Requirement	Proposed Requirement	Justification for Modification
1.	22.05.016 Impervious Cover Max	Varies by zoning classification	Maximum overall gross impervious cover, including parkland = 60% Refer to Exhibit E - PD Development Standards	• To create a project that meets the goals of the Sustainable Places Project that introduces a mix of housing at a variety of sizes and prices. This must be accomplished using a higher impervious cover allowance, organized in compact development areas, while protecting creeks and drainage areas
2.	22.05.017(d) Water Quality Buffer Zones Development	Critical roadway/transportation crossings allowed if limited to the maximum extent feasible	Allow for two permitted roadway crossings and two permitted pedestrian crossings	• To create a compact and connected community with a development pattern that provides for a quality of life for its residents requires interconnectivity. • The drainage system entirely bisects the property (reference Exhibit I – Water Quality Buffers) and thus requires that both roadway and pedestrian crossings be permitted to create a cohesive, connected community.

ZONING ORDINANCE – Chapter 30

#	Code Section	Code Requirement	Proposed Requirement	Justification for Modification
3.	Appendix E (E.1)	Zoning Use Chart	See Exhibit D – PD Uses Chart for additional permitted uses	• To create a project that meets the goals of the Sustainable Places Project that introduces a mix of housing at a variety of sizes and prices, as well as compatible supporting uses for creation of a compact and connected community, requires a variety of uses beyond those uses permitted in existing Code.
4.	Appendix B – Table 1	Summary of Area Regulations – Residential Districts	Modify Area Regulations as shown on Exhibit E – PD Development Standards	• To create a project that meets the goals of the Sustainable Places Project that introduces a mix of housing at a variety of sizes and prices requires development standards that permit compact and efficient standards than the development standards permitted in existing Code.
5.	30.03.006(c)(2)(E) PDD Master Plan - TIA	Requires TIA submittal with PDD application unless waived by City Council	Provide traffic memo/capacity analysis and defer complete TIA to submittal of first preliminary plat.	• Traffic memo/capacity analysis will support PD cross sections for the fully developed project. The analysis submitted is to be reviewed by the Transportation Committee.

SIGN ORDINANCE – Chapter 26

#	Code Section	Code Requirement	Proposed Requirement	Justification for Modification
6.	26.06.002 Measurement of Surface Area 26.06.003 Setback from ROW 26.06.063 Monument Signs for Subdivisions	Only one (1) side of a double faced, v-shape, back to back or other similar type of sign shall be measured to determine the surface area of a sign. All signs and supporting structures shall be a minimum of eight (8) feet back from the street ROW. A-One (1) monument sign shall be permitted at each entrance. B-Maximum sign area shall not exceed thirty-two (32) square feet. C-Maximum height shall not exceed six (6) feet	Free-standing Monument Signs: • One sign at Ranch Road 12 project entry and one sign at Sportsplex Drive project entry permitted. • Maximum height of sign wall shall not exceed 8' as measured at the average grade of the road (i.e., a cross section of Ranch Road 12/ Sportsplex Drive as measured at the edge of the pavement). • Sign measurement shall include only the area of the sign letter font. The maximum square footage shall be 60 square feet for each sign face. • Two-sided sign face permitted at Ranch Road 12 and Sportsplex Drive • The maximum height of architectural features and design elements associated with an entry monumentation at RR 12 and Sportsplex entries shall be 15 feet • Signage shall be allowed in the right-of-way. • Reference Exhibit H – PD Signage for permitted monument sign wall – representative character Neighborhood Entry Signs: • 1 sign permitted at each discrete project neighborhood entrance • Maximum height of sign wall shall not exceed 6' as measured at the average grade of the adjacent road • Two-sided sign face permitted • Sign measurement shall include only the area of the sign letter font. There is a maximum square footage shall be 30 square feet for each sign face. Project identity markers, as generally depicted on Exhibit H -PD Signage, do not count towards sign requirements	• The project is constrained by very limited public roadway frontage exposure, limited sight line views into PD property and grade changes, both along both RR 12 frontage and Sportsplex Drive frontage • Sign character in Exhibit H – PD Signage depicts the local design vernacular of Dripping Springs

SUBDIVISION AND DEVELOPMENT ORDINANCE – Chapter 28 – (Includes Exhibit A)

#	Code Section	Code Requirement	Proposed Requirement	Justification for Modification
7.	Exhibit A – 3.13	Lapse of plat approval	The approval of the preliminary plat shall expire twelve (12) months after Commission approval unless: 1. A corresponding Final Plat on the land approved on the Preliminary Plat is filed, or 2. An extension is granted by the Commission.	Allow time for the construction of infrastructure improvements prior to recordation of plats
8.	28.04.018 Cut & Fill	No fill or cut on any building site shall exceed a maximum of six (6) feet of depth	Improvements requiring a site development permit with cut and/or fill above six (6) feet will be held to no more than ten (10) feet of cut and/or fill and must be approved by the City Engineer.	• More flexibility is required due to topographic conditions of site
9.	28.02 – Appendix A 11.3.4 Approach Roads & Access	All subdivisions with thirty (30) or more lots must have at least two points of vehicular access	Either a second vehicular access point or an emergency vehicle access point will be provided	Considering the project will be phased in multiple sections and fire code requires two fire access points for developments over 30 lots, we propose that one access be a temporary fire access. This fire access will meet fire code in regards to standard widths, radii and all weathered access. In most circumstances, this fire access will be removed with future section with standard roadways.
10.	11.21.1 Max Block Length (Urban Subdivisions)	Shall not exceed one thousand two hundred (1,200) feet between centerlines of street intersections	1,200 ft max waived for perimeter blocks along internal property boundaries and waterway setbacks unless along a waterway, severe topography, open space or perimeter lots	• The configuration of the property is characterized as an infill site with extremely limited public street frontage, as depicted in Exhibit A. Most of the property perimeter abuts private property. • Additionally, the interior of the property is bisected by a lengthy drainage buffer, as depicted in Exhibit I. • Due to these site constraints, boundary blocks along the perimeter of the property and along drainage setbacks require a waiver to the block length standard.
11.	Exhibit A – 11.13.2 Frontage on Residential Collector Streets	Shall not exceed 20%	Frontage requirement waived for minor collector in locations where collector abuts slip streets	• Minor collector abutting slip streets provide for a planted landscape buffer between collector street and slip street. Reference Exhibit F – PD Street Standards
12.	Exhibit A - 13.2 Intersecting Streets	Blocks shall not be less than four hundred feet (400') in length	Blocks shall not be less than two hundred feet (200') in length.	• A key aspect of the PD is promoting a more village-like development pattern based on public water and wastewater services. • To create a project that meets the goals of the Sustainable Places Project that introduces a mix of housing at a variety of sizes and prices requires a development standards that permit compact and efficient housing than the development standards currently in place in the existing Code. • These proposed standards include more shallow depth lots than the rural lot standards in Dripping Springs Code.

13.	Exhibit A – 14.6 Minimum Lot Sizes	Identifies minimum lot sizes for City Limits on public water (.75 acre) private well (1 acre)	Refer to Exhibit D – PD Uses Chart and Exhibit E – PD Development Standards	• The PD uses and minimum lot sizes provide for a variety of uses and compact development pattern that meets the intent of the Sustainable Places Project • The minimum lot sizes are predicated on public water and waste water systems that provides for an efficient housing cost allocation • To create a project that meets the goals of the Sustainable Places Project that introduces a mix of housing at a variety of sizes and prices for the creation of a compact and connected community requires minimum lot sizes smaller than the rural lots permitted in existing Code. •
14.	Exhibit A - 15.1 Sidewalks	Requires min five foot (5') concrete sidewalk on both sides of Collector and Arterial streets without open drainage ditch	• A minimum of five foot (5') sidewalks will be provided along all Collector streets, except where slip streets provide an alternative pedestrian access in accordance with Exhibit F - PD Street Standards • An 8 ft wide shared use path is provided along the Minor Collector and a 8 ft trail is proposed along the north-south route within the PD to provide pedestrian and bicycle mobility within the PD	• The shared use path along the Minor Collector and associated slip street and the north-south trail are consistent with the regional pedestrian trail system in the City Trails Master Plan. Refer to Exhibit C – PD Parks and Trail Plan • Sidewalks and/or trails are provided for on all street types proposed in the PD • In locations where minor collector and slip street parallel one another, sidewalks and/or trails have been consolidated to eliminate redundancy
15.	Exhibit A - 20.1.3(g)	Both sides of street in both residential and non-residential developments utilizing curb (not open ditch drainage). Required in conjunction with sewer line installation	• Sidewalks and/or trails provided on both sides of streets within PD in accordance with Exhibit F – PD Street Standards. • Sidewalks and/or trails to be constructed by the home builder at the time of home construction.	• PD street and sidewalk requirements are consistent with the pedestrian connectivity goals of the Sustainable Places Project
16.	Exhibit A – 30.2 Performance Guarantees	Required for public improvements	No performance guarantees will be required for public improvements to be owned and maintained by the Dripping Springs Water Supply corporation or improvements by the PID	Performance standards will be provided to owner/user of public improvements.
17.	Exhibit A – 30.13.2 Building Permits and Certificates of Occupancy	Requires two points of emergency access for Building Official to release at least 10% of the residential units.	Two points of emergency access required with the construction of more than 30 residential units.	• Meets Fire Code International Fire Code.

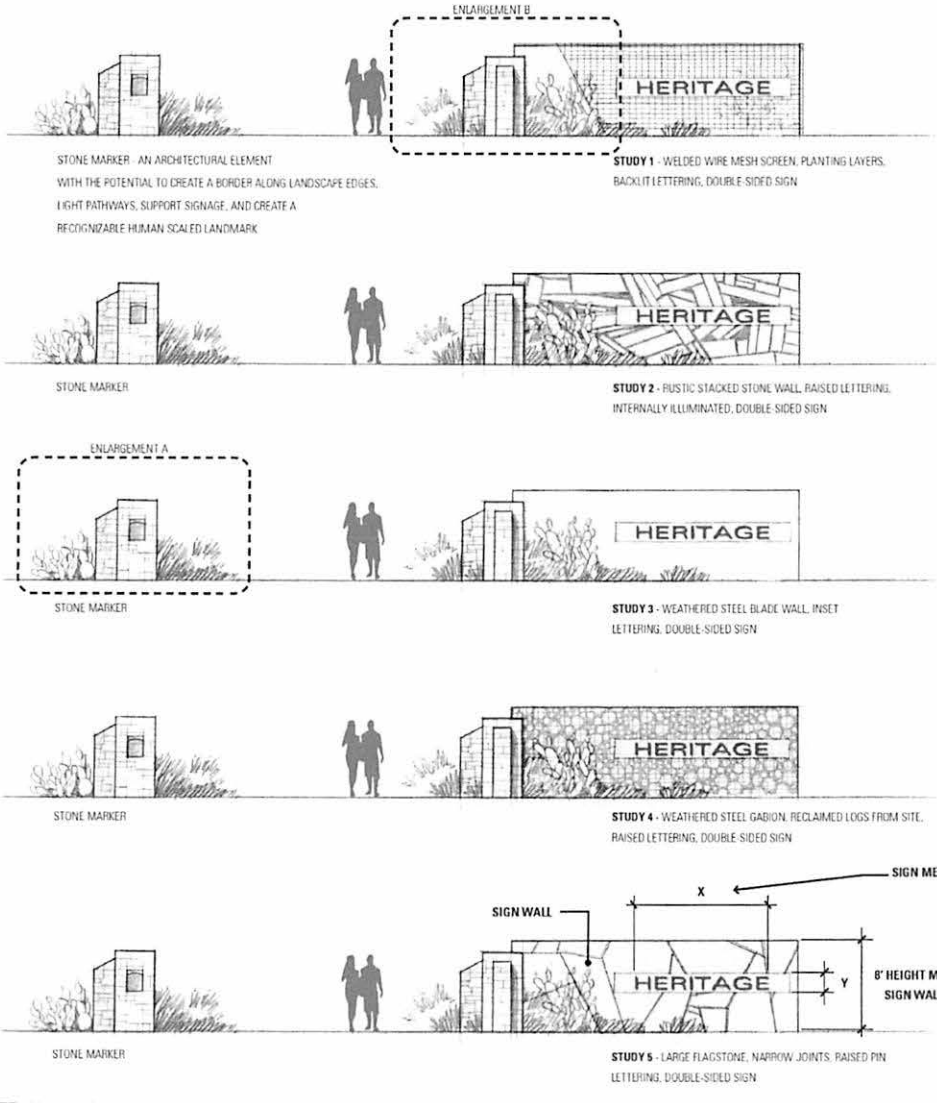
18.	Exhibit A – 11.16 Intersecting Streets	Intersecting, undivided streets with centerline offsets of less than 150 feet shall be avoided	Intersecting, undivided streets with centerline offsets shall be less than 125 feet.	• Proposed 125ft standard is consistent with street standards in other Central Texas cities promoting a compact development pattern • Proposed standard is consistent with the development character depicted in the Sustainable Places Project illustrative master plan • Proposed lower design speeds of PD streets are intended to promote connectivity and sense of community within the PD
19.	Exhibit A – 12.2.3(e) [12.1.3] General Alley Design Standards	Alley intersections shall be perpendicular and at a 90 degree angle.	Alley intersections shall not be less than 80 degree nor more than 110 degrees with a 15 foot cut off at the intersection.	• Proposed alley design standards are consistent with other Central Texas subdivision standards and national standards • Proposed alley design standards will consistent with the street and alley development pattern shown in the Sustainable Places Project • Proposed alley design standards are appropriate for topographic constraints, the modified grid street pattern and provide for adequate vehicular movement
20.	Exhibit A – 12.2.1 Easements	The minimum width of City utility easements shall be twenty feet (20').	Except for Minor Collector where the minimum width of City utility easements is 20', the minimum width of City utility easements shall be fifteen feet (15') as shown in Exhibit F – PD Street Standards.	• To create a compact and connected community that provides for a quality of life for its residents. • Signoff received from PEC & DSWSC
21.	Exhibit A- 12.2.4 Easements	A minimum of twenty foot (20') wide utility easements shall be provided along the front of all lots.	Except for Minor Collector where the minimum width of City utility easements is 20', the minimum width of City utility easements shall be fifteen feet (15') as shown in Exhibit F – PD Street Standards.	• To create a compact and connected community that provides for a quality of life for its residents. • Signoff received from PEC
22.	Exhibit A – 15.2 Sidewalk Specs	Sidewalk specifications shall be constructed one foot (1') away from ROW at least five foot (5') away from street curb	Sidewalk specifications shall be constructed as shown on Exhibit F – Street Standards.	• To separate pedestrian circulation from auto circulation • To design streets that meet the livable character of the Sustainable Places Project • To create a street character that provides for street trees, lawns and/or landscaping between the street and sidewalk
23.	Exhibit A- 16.1	Minimum building lines	Minimum building lines as shown on Exhibit E – PD Development Standards.	• To create a more compact development pattern based on public water and wastewater services within this infill site than is provided in the historically rural Dripping Springs Code. • To create a compact and connected community that provides for a quality of life for its residents that is consistent with housing placement goals of the Sustainable Places Project
24.	Exhibit A- 24.6 Driveway Connections	Driveways shall be no closer than fifty feet (50') to an intersecting street as measured from intersecting street's end of curb radius.	If the lot is less than 60 ft in width, then the driveway must be placed as close as possible to the property line opposite the intersecting street right of way line. Driveway locations on lots narrower than 60 ft wide	• To ensure driveway access to all lots • To provide flexibility while ensuring maximum driveway distance from intersections

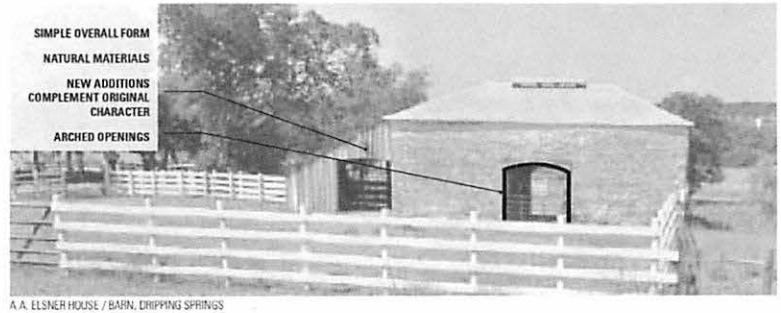
TCSS

#	Code Section	Code Requirement	Proposed Requirement	Justification for Modification
25.	TCSS Section 2.3.2. Hays County Subdivision and Dev. Regs.	The road standards for the City of Dripping Springs, TX will be governed by Table 7.3, Summary of Hays County Road Standards.	Street Standards will be per Exhibit F – PD Street Standards	The proposed street standards are more appropriate for a more urban/ dense development.
26.	TCSS Section 2.3.2 Hays County Subdivision and Dev. Regs Table 7.3 Design Speed	Minor Collector = 35 mph Alley = N/A Slip Street = N/A	Street Standards will be per Exhibit F – PD Street Standards: Minor Collector = 30 mph Alley = 25 mph Slip Street = 25 mph	Enhances transportation safety related to a more dense development.
27.	TCSS Section 2.3.2. Hays County Subdivision and Dev. Regs Table 7.3 Minimum Centerline Radius	Local = 200 feet Minor Collector = 375 feet Slip Street = N/A	Street Standards will be per Exhibit F – PD Street Standards Local = 180 feet Minor Collector = 300 feet Slip Street = 180 feet	Complies with AASHTO standards to proposed design speeds.
28.	TCSS Section 2.3.2. Hays County Subdivision and Dev. Regs. Table 7.3 Minimum Tangent Length	Local Street = 100 feet Major Collector = 300 feet Minor Arterial = 500 feet	Street Standards will be per Exhibit F – PD Street Standards: Local Street = 50 feet Major Collector = 150 feet Minor Arterial = 200 feet	Complies with proposed design speeds.

LANDSCAPING AND TREE ORDINANCE –Chapter 28.06

#	Code Section	Code Requirement	Proposed Requirement	Justification for Modification
29.	28.06.052 Landscape Buffer	Landscape buffer widths for PDs are designated as "Varies"	Landscape buffer widths for PD minor collector street shall comply the minor collector landscape buffer depicted in Exhibit F – PD Street Standards	• The PD minor collector is intended to serve the PD as a low speed, primary street that includes a landscape buffer between the street curb and slip street • The minor collector is intended to be an attractive streetscape that encourages pedestrian and bicycle circulation within the PD and connecting the PD with the City's regional street and trail network
30.	28.06.051 Street Trees	Residential street tree requirements are based on zoning designation	No. of Required Trees in PD based on Exhibit D – PD Uses Chart. Required street trees shall apply to tree mitigation requirements. • Single family detached, garden home and townhome uses = 2 required trees • 2-4 family dwelling, village condominium and multiple-family = 1 required tree per 35 feet of linear landscape street frontage, i.e., frontage that is not driveway or other impervious cover • Shade trees shall be 3 inch DBH	• PUD zoning does not specify specific street tree requirements • Street trees planted closer than 30 feet is not conducive to tree health, i.e., poor air circulation, poor sun exposure and compacted root systems • Mass plantings of 3-inch trees are better able to withstand the rigors of transplanting in Central Texas compared to 4-inch trees
31.	28.06.059 Tree Preservation	Healthy designated class I and II trees shall be replaced at a ratio of 1:1, or cash-in-lieu may be paid to the city, the amount equal to the cost of nursery stock required to replace the caliper amounts lost and the cost of installation on a per-unit basis, not to exceed one hundred dollars ($100.00) per caliper inch or six thousand dollars ($6,000.00) per acre (prorated for sites of more or less than one acre) for the entire site. Trees identified as distressed shall not be included in tree preservation requirements evaluation	• Healthy designated class I and II trees shall be replaced at a ratio of 1:1 for a eight inch (8") tree or larger Or • Replace the caliper amounts lost on a per unit basis, not to exceed one hundred dollars ($100.00) per caliper inch or six thousand dollars ($6,000) based upon the disturbed area of Class I and II trees. • Two (2) three inch (3") trees will be planted per residential lot instead of one (1) unless the lot has existing trees and then the tree will be planted in the back yard or the ROW adjacent to the lot or in green space throughout the project. • Full tree survey to be submitted with each preliminary plat.	• The tree preservation requirements set forth in Code are cost prohibitive within a PD of this scale that is conforming with the compact development pattern that is promoted in the Sustainable Places Project • The tree preservation requirements set forth in Code are appropriate for small sites and rural and suburban development pattern subdivisions.

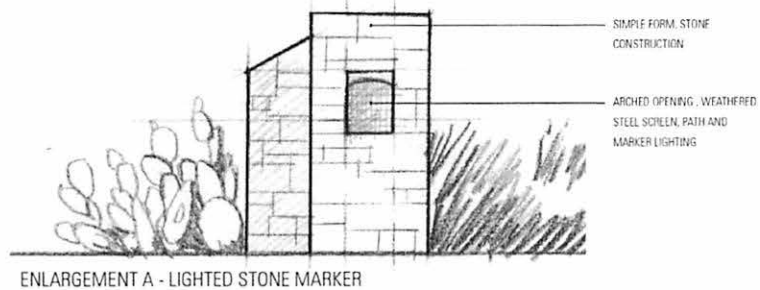




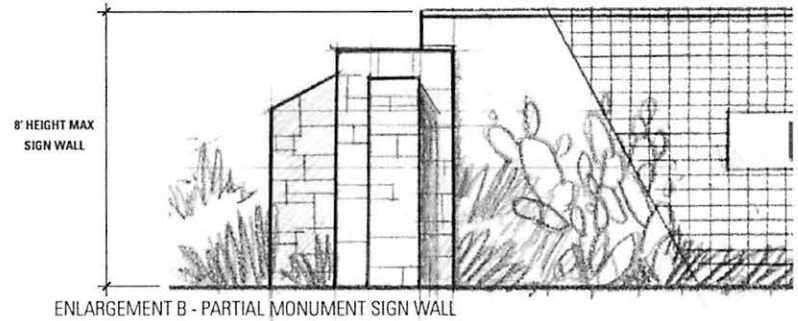
A.A. ELSNER HOUSE / BARN, DRIPPING SPRINGS

PRECEDENT FOR MATERIALS, FORM, AND DESIGN ELEMENTS

THIS IS ONE EXAMPLE OF DISTINCTIVE HISTORIC ARCHITECTURE IN DRIPPING SPRINGS. THE ORIGINAL PART OF THE BARN IS THE HEAVY SOLID LIMESTONE CLADDING AND SPECIAL ARCHED OPENINGS. OVER TIME ADDITIONS WERE LAYERED ONTO THE ORIGINAL BUILDING, SUCH AS THE WOOD SHED TO THE LEFT IN IMAGE. EVEN NEW ADDITIONS COMPLEMENT THE ORIGINAL FORM WITH THE ARCHED OPENING, AND WOOD SIDING CONSTRUCTION. THE SIMPLE FORM , RELATIONSHIP OF NEW AN OLD, AND OVERALL CHARACTER AND MATERIALS ARE ALL POINTS OF INSPIRATION TO HELP HERITAGE CONTRIBUTE TO A GREATER SENSE OF COMMUNITY IDENTITY.



ENLARGEMENT A - LIGHTED STONE MARKER

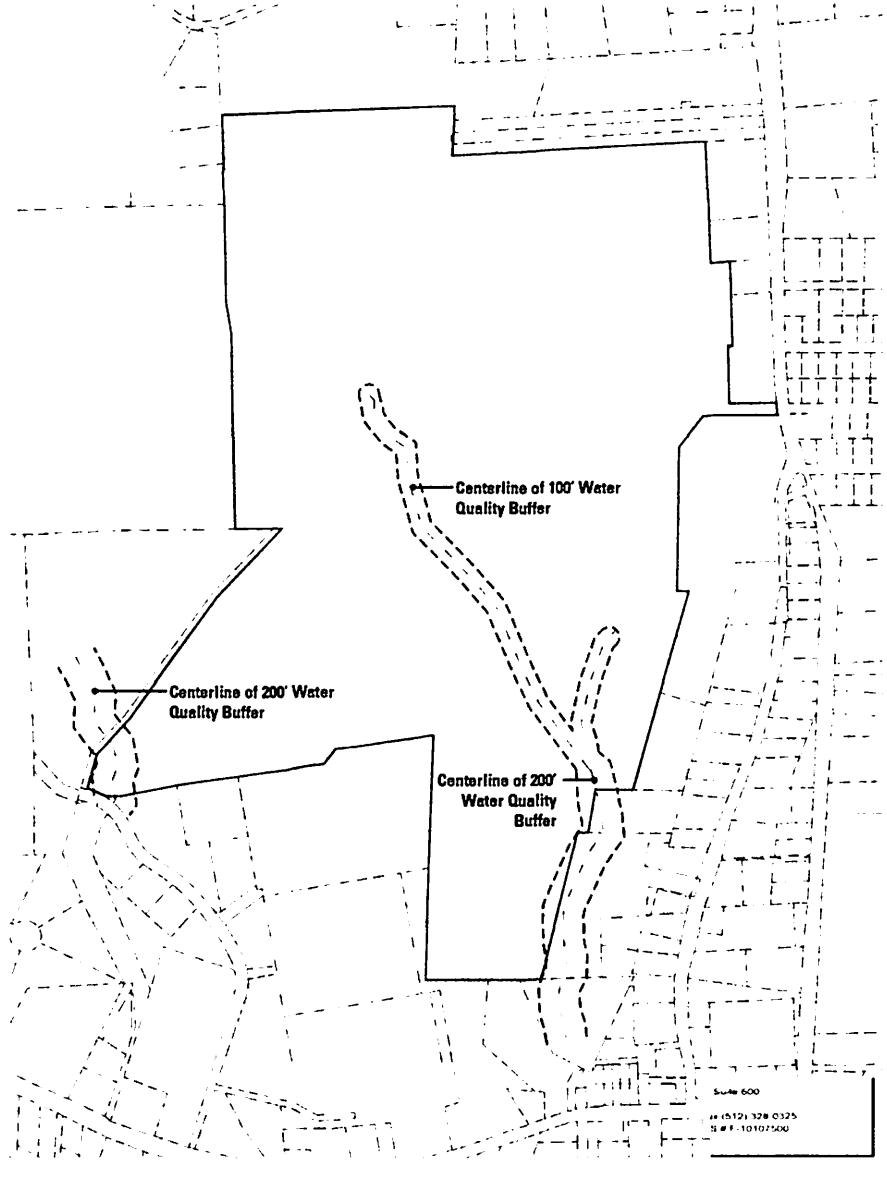


ENLARGEMENT B - PARTIAL MONUMENT SIGN WALL

NOTE: SIGNS MAY BE LOCATED IN STREET R.O.W.
MAX. 15' HEIGHT FOR ARCHITECTURAL FEATURES (FREESTANDING OR ATTACHED TO SIGN WALL)

EXHIBIT H - PD SIGNAGE - PERMITTED MONUMENT SIGN WALL - REPRESENTATIVE CHARACTER

Planned Development District No.5 Heritage Subdivision · Dripping Springs, TX · 18 April 2016

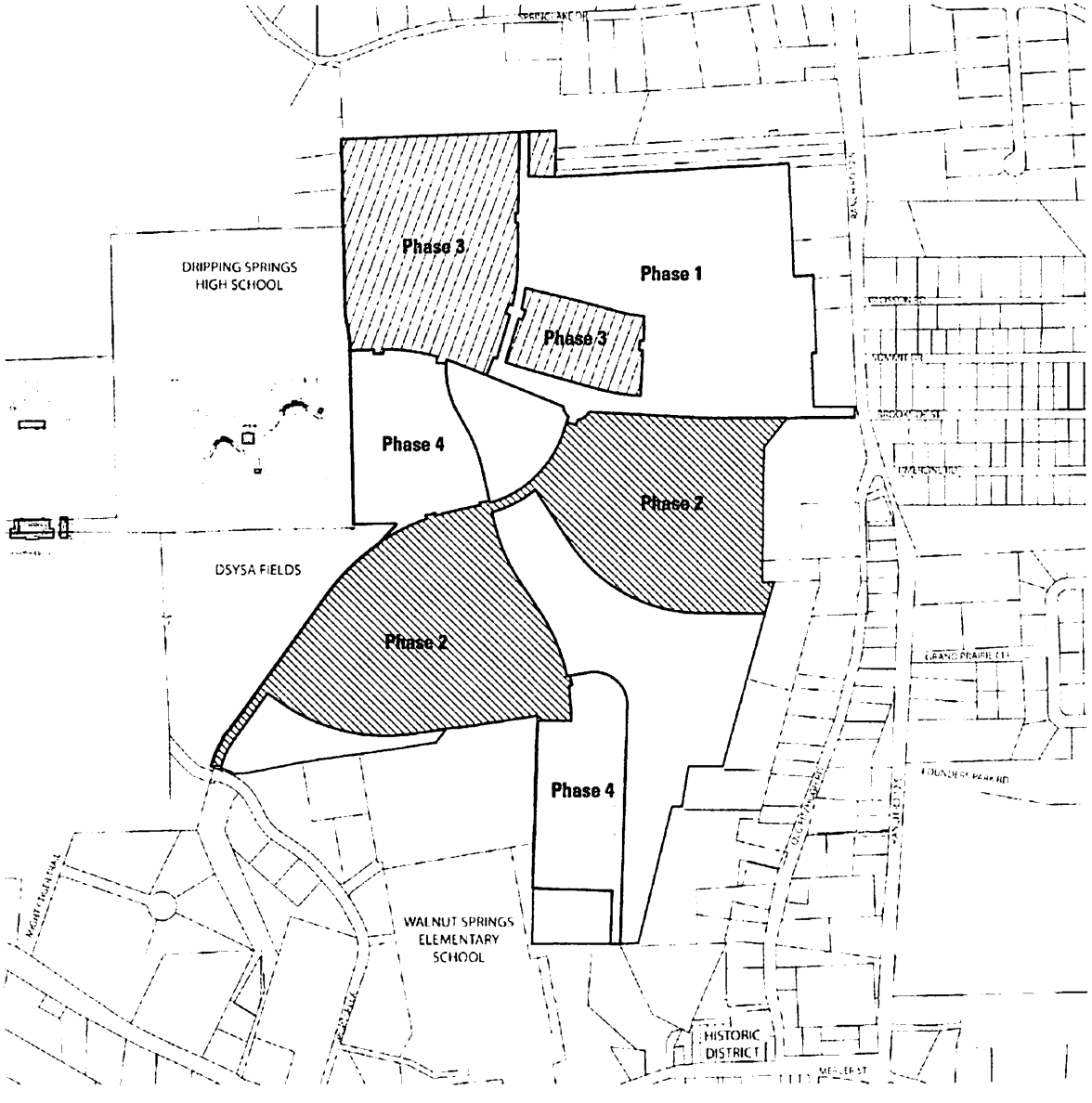


NOTE:

The buffers are to be verified with the final design with an on ground survey

EXHIBIT I - WATER QUALITY BUFFER ZONES

Planned Development District No.5 Heritage Subdivision · Dripping Springs, TX · 18 April 2016

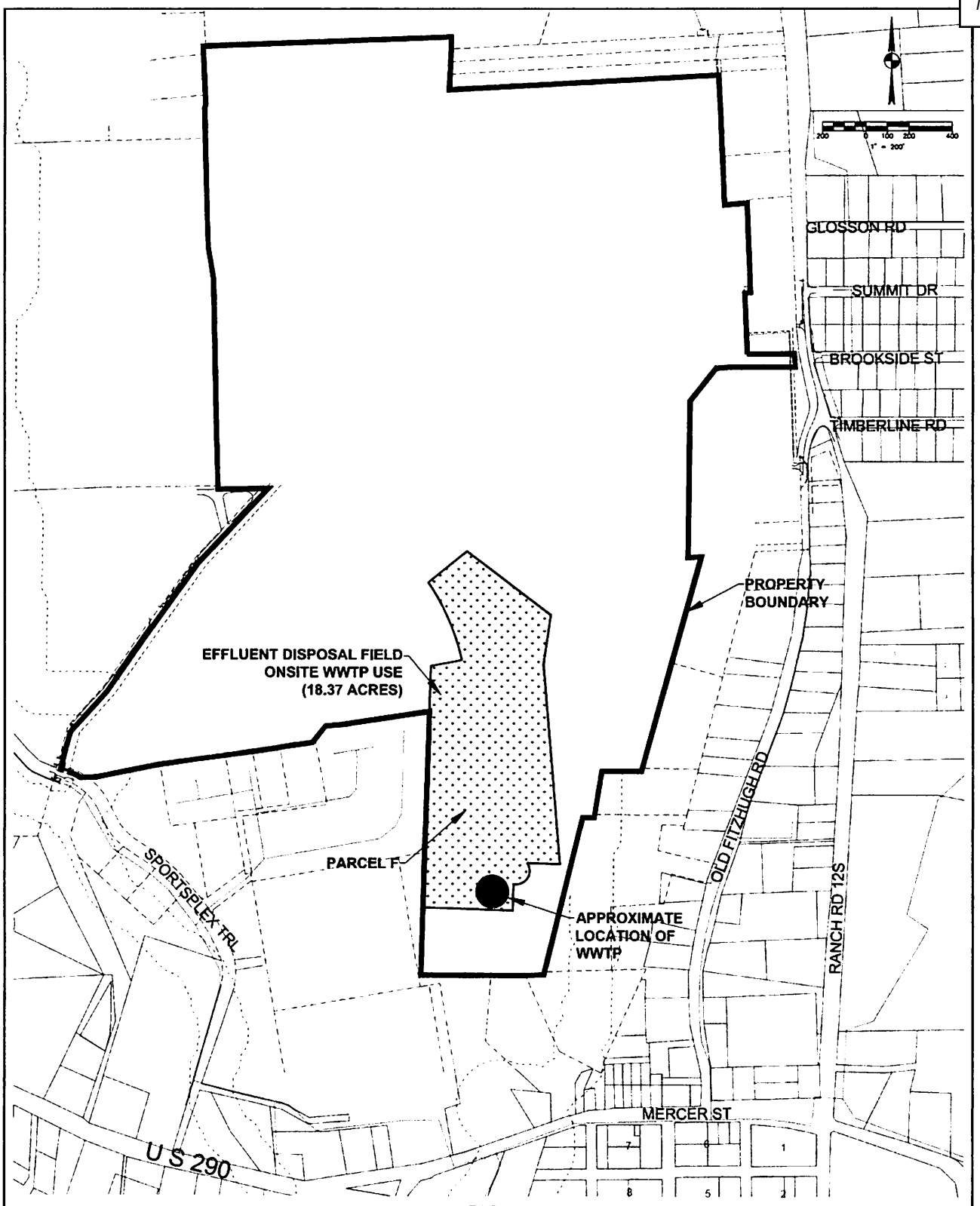


LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4

EXHIBIT J - PHASING

Planned Development District No.5 Heritage Subdivision · Dripping Springs, TX · 31 May 2017



LEGEND

- PROPERTY BOUNDARY
- EX. WASTEWATER LINE
- PROPOSED WASTEWATER TREATMENT PLANT
- PROPOSED EFFLUENT DISPOSAL SYSTEM

NOTE:
1. LOCATIONS OF IMPROVEMENTS ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN

EXHIBIT			
K	DRAWN BY: KS DESIGNED BY: SN QA / QC: SN PROJECT NO: 222612271	HERITAGE MPC DRIPPING SPRINGS, TX STRATFORD LAND	APPROXIMATE LOCATION OF ON-SITE WASTEWATER TREATMENT PLANT AND EFFLUENT DISPOSAL FIELD

Stantec

CITY OF DRIPPING SPRINGS
PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620
512.858.4725 • www.cityofdrippingsprings.com

July 21, 2020

Alex Granados
Kimley-Horn & Associates
Alex.granados@kimley-horn.com

RE: City Council Approval Issued July 14, 2020
Application for Parkland Dedication
Location: Sportsplex Drive

The City of Dripping Springs City Council met on July 14th and approved your proposed Parkland Dedication for the Heritage Development for approximately 190.317 acres to be situated in the Philip Smith Survey Abstract N. 415, Hays County Texas. This vote passed 5-0 in July 14th on the consent agenda. Attached is the Parkland that was approved.

Best Regards,
Amanda Padilla, City of Dripping Springs Senior Planner

Total Residential Units:	700 units	
Parkland Requirement:	28 acres	(1 AC / 25 LUEs)

Parkland Credit Summary	**Total Area**	**Credit**	**Dedication**
Private Amenity Center	2.08 acres	0% Credit	0 acres
Private Parkland Credit	2.08 acres		0 acres
Pocket Park	4.73 acres	100% Credit	4.73 acres
Public Uplands Parkland / Open Space	27.41 acres	100% Credit	27.41 acres
Public Floodplain / Detention	21.67 acres	Max ½ of Required	14.00 acres
Additional Public Open Space	0.32 acres	100% Credit	0.32 acres
Public Parkland Credit	54.13 acres		46.46 acres
Total Parkland Required			28.00 acres
Delta:			18.46 acres

*Note 1: Per City Code, Private Water Quality and Detention, Stream Setback for Drainage and floodplain may account for only for 50% of the total required parkland area.

Heritage West – Dripping Springs, Texas
April 22, 2020

PARKLAND AND OPEN SPACE CALCULATIONS

Property Overview

Heritage West is a residential community located along Ranch Road 12 within the City of Dripping Springs. The property is approximately 189 acres zoned for 700 residential units.

The property is characterized as typical Hill Country with moderate hills and topography. The property is covered with a mix of cedar (Ashe Juniper) and live oak and cedar elm hardwoods. Natural drainage corridors bisect the property, draining north to southeast in two locations, creating two upland areas.

The Founder's Ridge Parkland and Open Space Plan consists of a combination of private and public parkland and open space. The centerpiece of the private parkland component will be a 2 Acre Private Amenity Center. This site will be located within a future phase of the project and set along a natural drainageway.

The Amenity Site is directly linked to the public parkland along the upland open spaces and floodplain greenways. The public parkland will provide an 8' concrete trail with access to additional public parkland and trails connecting off-site to Mercer Street, per the project's offsite road and trail agreement. The remainder of the open space will be native areas, with some additional footpaths, for the enjoyment of residents.

Additional public parkland dedication is located within neighborhood pocket parks. These parks will provide additional improvements such as irrigated landscaping and turf, seating areas, passive recreation and concrete sidewalks.

Parkland Calculations

The following is a summary of parkland requirements and the parkland provided within Heritage West. The calculations are intended to support the Parkland and Open Space Exhibit.

I. Parkland Required by City of Dripping Springs' Code of Ordinances

1. Required
   One (1) acre of parkland per 25 living unit equivalents (LUE's), satisfied by cash or land.

2. Criteria
- At least one parcel to be dedicated must be of acceptable shape and contain a minimum of 20% of the total parkland acreage to be designated.
- No more than 50% of the total acres to be dedicated shall be within floodplain or critical water quality zones.

II. Parkland Required by Planned Development District Ordinance N.1220.124

1. Neighborhood Pocket Parks are included in the parkland dedication
2. Amenity Center areas intended for exclusive use of the HOA are not included as part of the parkland dedication.
3. Per Exhibit C of the PDD, water quality ponds, utility easements and off-street trails are permitted in parkland.
4. Shared use path/multi-use path/off-street trails must be concrete, except that multi-use path may be asphalt.
5. A maximum of 14 Acres of the 28 Acres of required parkland may be comprised of water quality and detention and stream setbacks for drainage.
6. Open Space dedicated for parkland shall be publicly accessible. Parkland and improvements in the parkland, including trails, shall be conveyed to and permanently maintained by the homeowner association (HOA) or other responsible non-city entity.

III. Proposed Parkland Compliance Program

1. Public Parks

   A total of 53.13 acres of physical land is being dedicated to the City as public parkland, which equals a total of 46.46 acres in parkland credit. The parkland is comprised of the upland open space, floodplain / detention, additional open spaces and pocket parks. Within the public park that is oriented northwest to the southeast through the middle of the property, a public 8' concrete trail will provide a connection to the City's master trails system. This will include a future off-site extension to Mercer Street with a 10' concrete trail. It is the Applicant's intent and vision to preserve and maintain the natural character of these areas, as this character is what draws many to the Hill Country.

   As shown in The Parkland and Open Space Exhibit, the public parkland area will include:

   - Meandering 8' Public Regional Trail (with revegetation in disturbed areas following construction)
   - Trailheads (Including 1 trailhead sign, a pet waste station and enhanced landscaping and connections with public roadways)

2. Private Parks

   The 2 acre Amenity Center site will be privately maintained by the H.O.A. This facility shall not count toward the public parkland credit, due to its being exclusively used by its residents.

IV. Parkland Calculation Summary

Parkland Dedication Requirements: Based on parkland calculations required by the City of Dripping Springs Code, Heritage West is required to provide 28 acres of total parkland.

Proposed Parkland Credit: As shown in the Parkland Exhibit, a total of 49.98 acres of physical land is being dedicated toward the City's parkland, with a total of 42.31 acres being credited toward the public parkland requirement. This totals a surplus of 14.31 acres of public parkland credit.

Total Residential Units:	700 units	
Parkland Requirement:	28 acres	(1 AC / 25 LUEs)

Parkland Credit Summary	**Total Area**	**Credit**	**Dedication**
Private Amenity Center	2.08 acres	0% Credit	0 acres
Private Parkland Credit	2.08 acres		0 acres
Pocket Park	4.73 acres	100% Credit	4.73 acres
Public Uplands Parkland / Open Space	27.41 acres	100% Credit	27.41 acres
Public Floodplain / Detention	21.67 acres	Max ½ of Required	14.00 acres
Additional Public Open Space	0.32 acres	100% Credit	0.32 acres
Public Parkland Credit	54.13 acres		46.46 acres
Total Parkland Required			28.00 acres
Delta:			18.46 acres

*Note 1: Per City Code, Private Water Quality and Detention, Stream Setback for Drainage and floodplain may account for only for 50% of the total required parkland area.

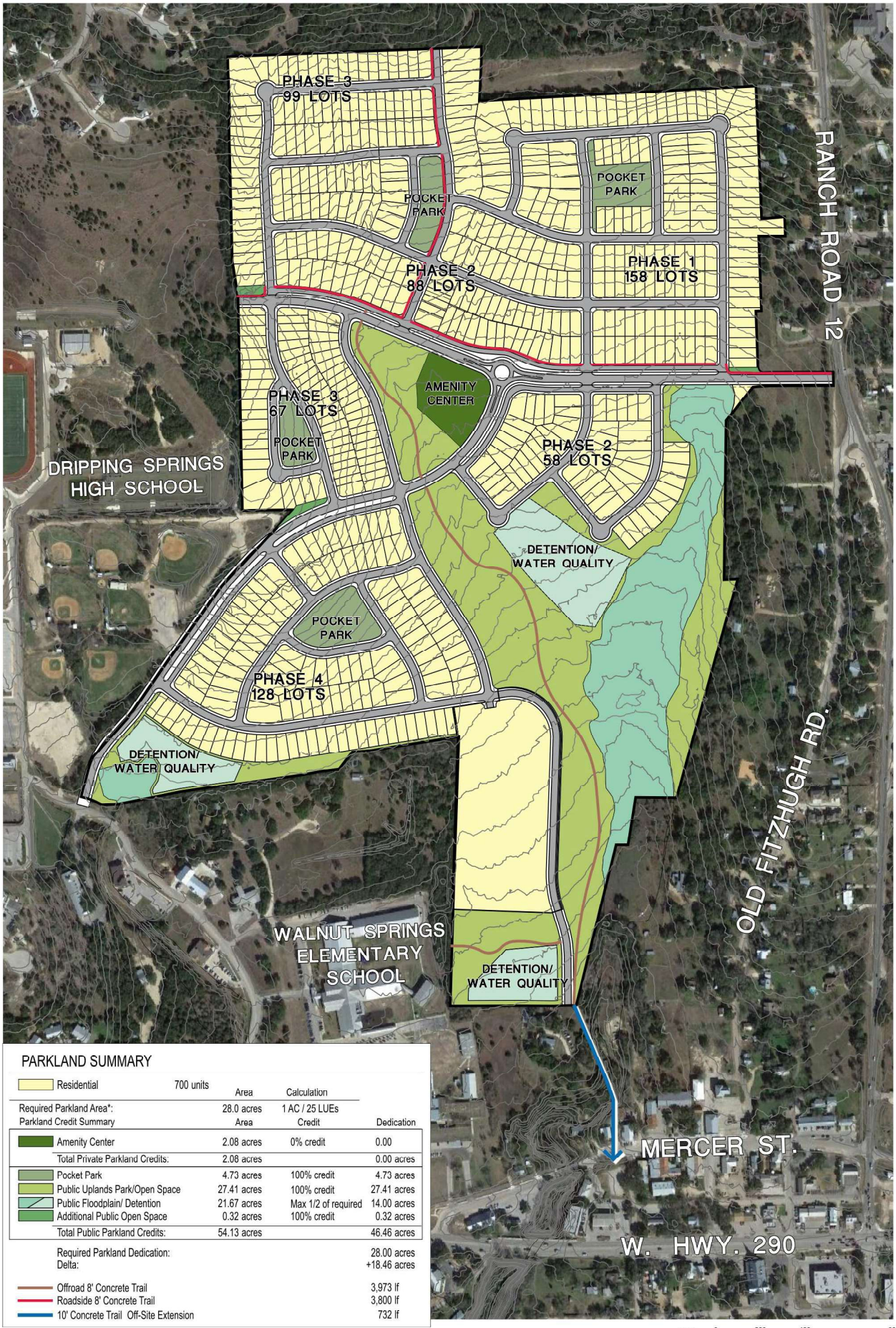
I. Maintenance

The Parkland and Open Space Plan for Heritage West includes a 2.0 AC private amenity center, public pocket parks, public upland/open space parks, 8' & 10' concrete public trails and native open spaces. All public and private parkland and open spaces will be maintained by the community's Homeowner Association (H.O.A.) The off-site regional trail connection will be maintained through a two (2) year maintenance bond by the HOA, per the Offsite Road and Trail Agreement. After the two (2) year period, the City will be responsible for ongoing maintenance. The H.O.A. will maintain the on-site public trails and parks to conform with the maintenance level of the community. The H.O.A. will be established prior to selling homes and will be funded through a community fee. This fee will be used to maintain parks, open space trails, entry feature monuments and public areas within H.O.A. access easements.

Phasing

Heritage West will be a phased residential community. The improved private neighborhood park will be built and enjoyed by residents within the Phase 2 development. Additionally, the public 8' concrete trail will commence with the construction of Phase 2 of the Community.

The remaining open space will be dedicated to the City simultaneously with the adjacent platted residential lots.



PARKLAND SUMMARY

Residential	700 units	Area	Calculation	
Required Parkland Area*:		28.0 acres	1 AC / 25 LUEs	
Parkland Credit Summary		Area	Credit	Dedication
Amenity Center		2.08 acres	0% credit	0.00
Total Private Parkland Credits:		2.08 acres		0.00 acres
Pocket Park		4.73 acres	100% credit	4.73 acres
Public Uplands Park/Open Space		27.41 acres	100% credit	27.41 acres
Public Floodplain/ Detention		21.67 acres	Max 1/2 of required	14.00 acres
Additional Public Open Space		0.32 acres	100% credit	0.32 acres
Total Public Parkland Credits:		54.13 acres		46.46 acres
Required Parkland Dedication:				28.00 acres
Delta:				+18.46 acres
Offroad 8' Concrete Trail				3,973 lf
Roadside 8' Concrete Trail				3,800 lf
10' Concrete Trail Off-Site Extension				732 lf

*One (1) acre per 25 Residential Living Unit Equivalents

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com | info@secplanning.com

PARKLAND EXHIBIT
HERITAGE
MI HOMES
DRIPPING SPRINGS, TEXAS

North

0 200 400 800

Scale: 1" = 400'
Date: April 22, 2020

SHEET FILE: T:\190193-MIHO\Cadfiles\PLANNING\Parkland\Lotting E.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

City of Dripping Springs

Physical: 511 Mercer Street • Mailing: PO Box 384 • Dripping Springs, TX 78620

512.858.4725 • www.cityofdrippingsprings.com

Gateway to the Hill Country

September 15, 2020

SLF IV – Dripping Springs JV, LP
Attn: Richard Frapart
5959 Sherry Lane, Suite 800,
Dallas Texas 75225
214-239-2363
RFrapart@stratfordland.com

RE: Minor Change to Planned Development District No. 5 (Ordinance 1220.124) – Heritage Subdivision

Dear Richard Frapart,

The City received your request for a minor change to the Planned Development District No. 5 (Heritage Subdivision.). In section 2.3 Changes, the Ordinance allows minor changes to be approved administratively if the modification is a minor adjustment to the street and drive alignments. Your request of the road realignment shown on "Exhibit F – PD Street Standards" to Exhibit A (attached) is allowed per Section 2.3.1 Minor Changes of Ordinance 1220.124. Due to the placement of the pond, your request for the road realignment, the minor change, is approved.

The attached minor change (Exhibit "A") is approved. The Planned Development Ordinance will be updated accordingly and Exhibit "A" will be added as Exhibit B1.

Approved September 15, 2020

Michelle Fischer

Michelle Fischer, City Administrator

EXHIBIT "A"

CITY OF DRIPPING SPRINGS

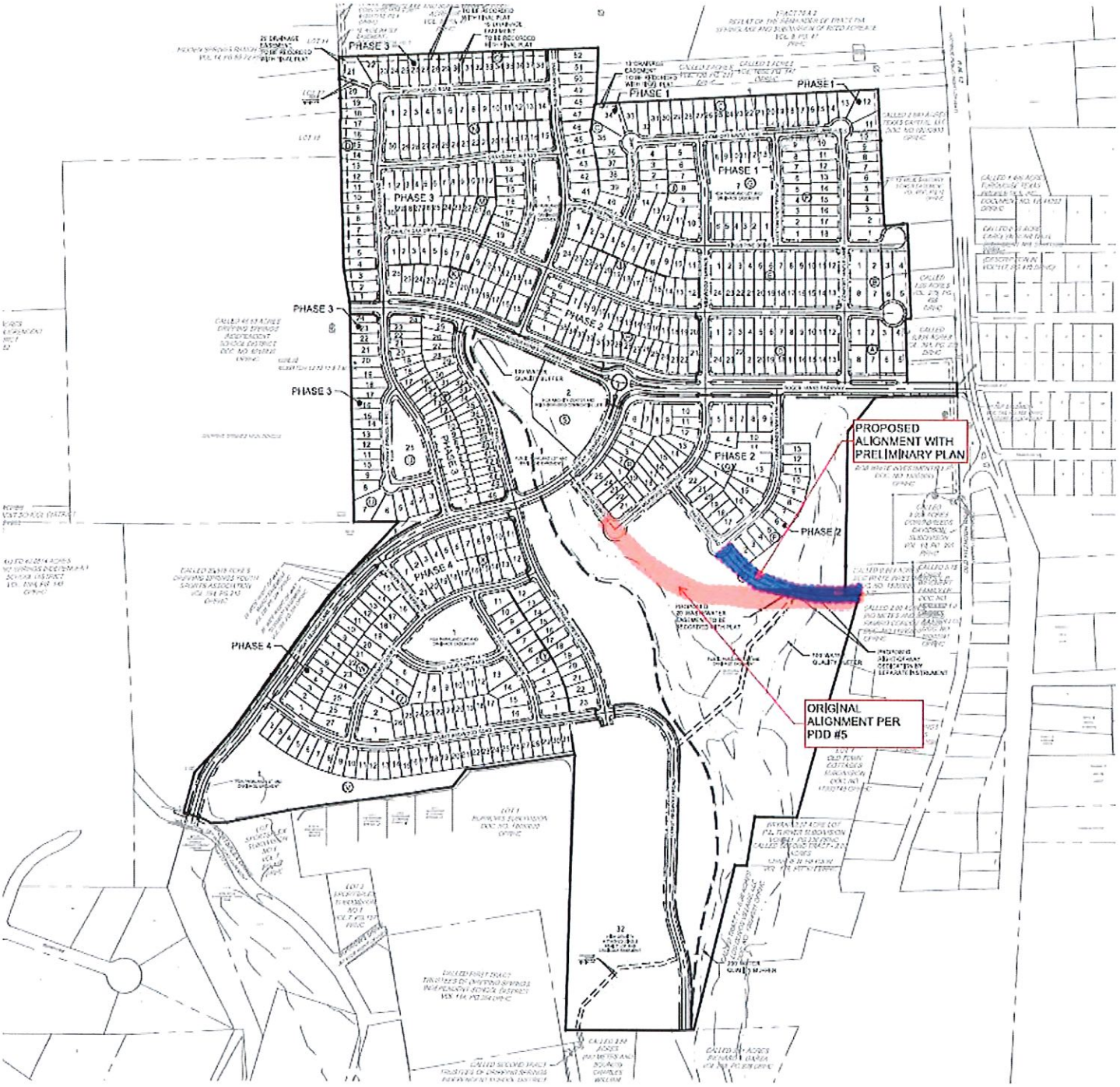
CHAPTER 30

ZONING

EXHIBIT B

PLANNED DEVELOPMENT DISTRICTS

PLANNED DEVELOPMENT DISTRICT # 5


PHASE 3
PHASE 1
PHASE 1
PHASE 3
PHASE 2
PHASE 3
PHASE 3
PROPOSED
ALIGNMENT WITH
PRELIMINARY PLAN
PHASE 2
PHASE 4
PHASE 4
ORIGINAL
ALIGNMENT PER
PDD #5

Planning and Zoning Commission Meeting
Planning Department Staff Report

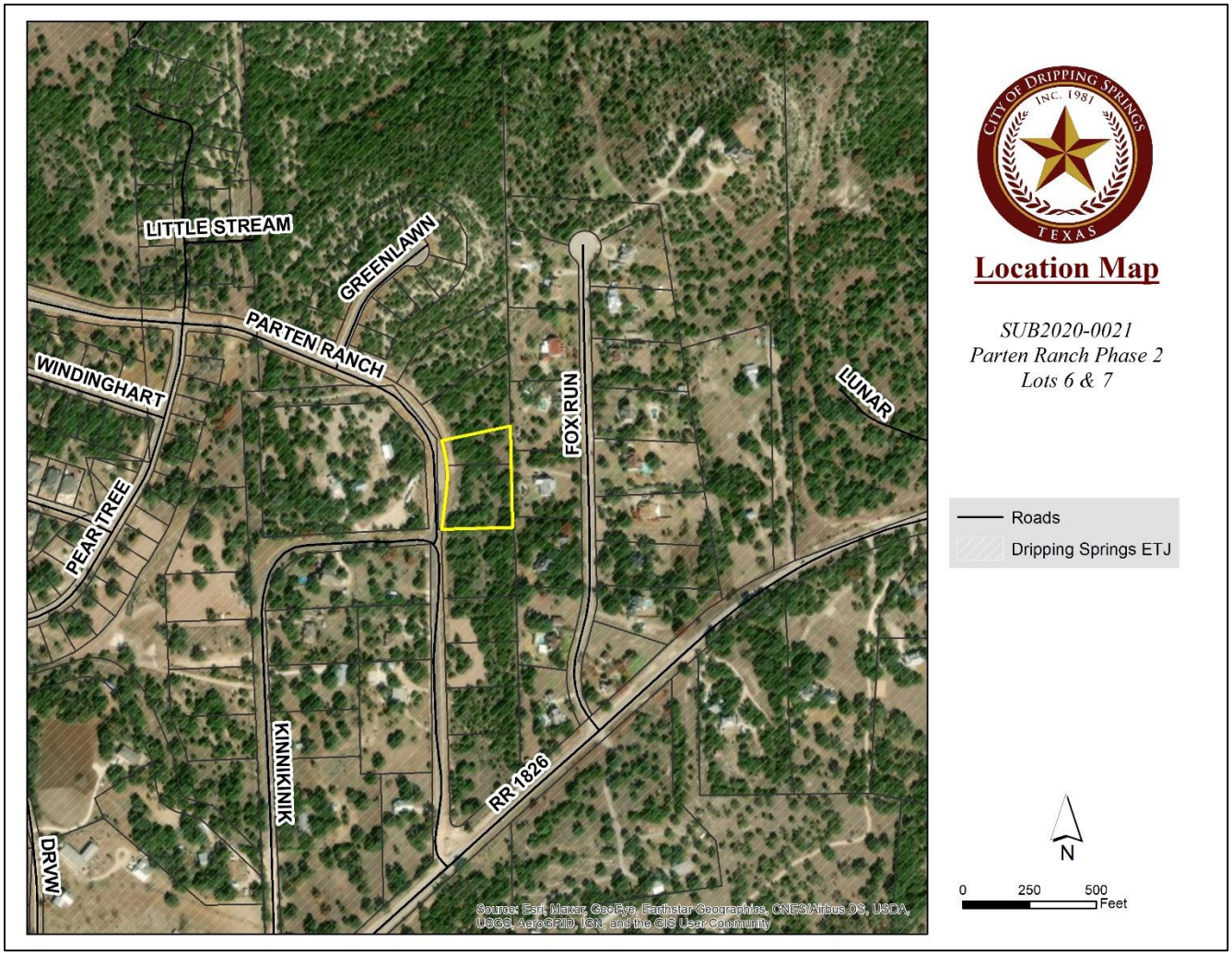
Planning and Zoning Commission Meeting:	September 22, 2020
Project Number:	SUB2020-0021
Project Planner:	Amanda Padilla, Senior Planner

Item Details

Project Name:	Parten Ranch Phase 2 Lots 6 and 7 Partial Vacation and Replat
Property Location:	1.5 miles southwest of the intersection of Nutty Brown Road and FM 1826
Legal Description:	PARTEN RANCH PHASE 2, BLOCK A, Lot 7, ACRES 0.682, (OPEN SPACE/DRAINAGE); PARTEN RANCH PHASE 2, BLOCK A, Lot 6, ACRES 1.358
Applicant:	HM Parten Ranch Development, Inc
Property Owner:	HM Parten Ranch Development, Inc
Request:	Applicant is requesting to partially vacate an open space and drainage easement and replat lots 6 and 7.

Staff Recommendation

Staff Recommends denial of the plat with reasons set forth in the staff report



Planning Department Staff Report

Overview

The applicant is requesting to partially vacate the Parten Ranch Phase 2 Lot 7 Drainage and Open Space Lot and replat lots 6 and 7, to allow lot 6 to have more buildable area.

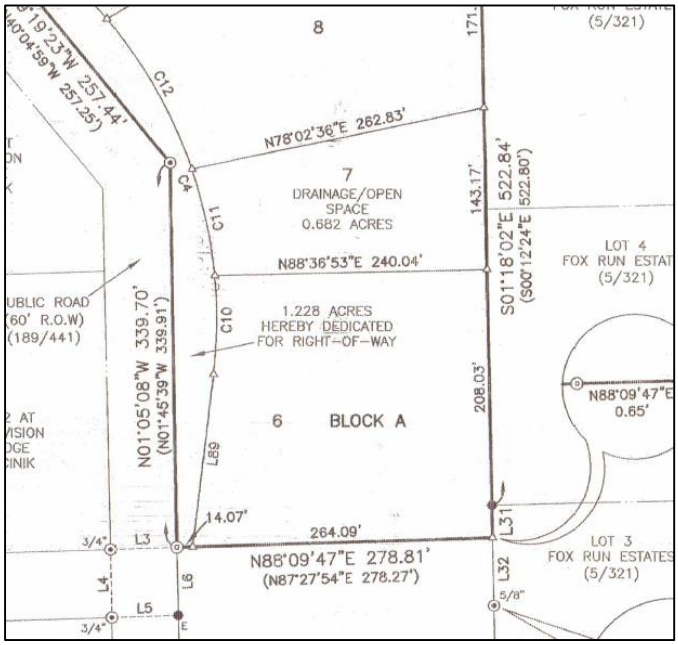


Figure 1: Original Plat

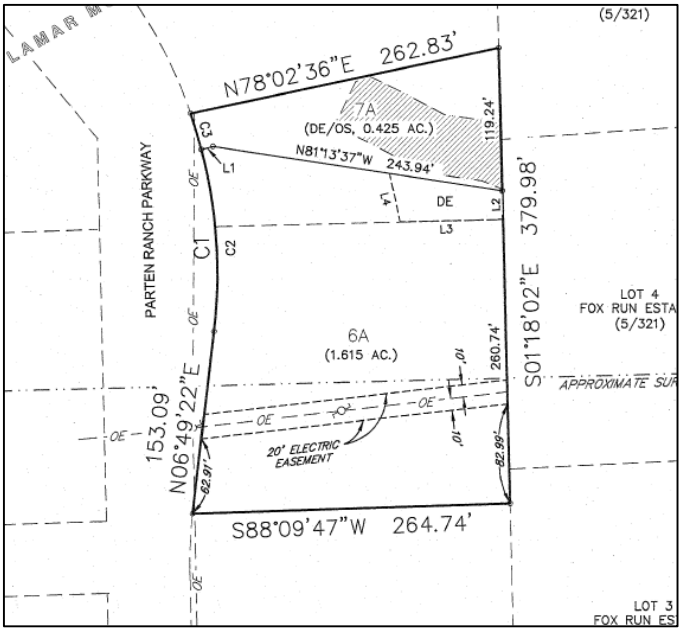


Figure 2: Proposed Replat

Parten Ranch Phase 2 Final Plat was approved and Recorded on September 12, 2019. Lot 7 was calculated and shown on the Parks and Open Space Master Plan for Parten Ranch. In order to reduce the parkland dedication, the applicant will have to go through the Parks and Recreation Commission and City Council.

Figure 3: Approved parkland for Lot 7

The applicant also applied for a partial vacation in order to modify the Open Space and Drainage restriction. A Plat Vacation application requires signatures from all property owners within the Original Subdivision (Parten Ranch Phase 2 Final Plat) [Section 9.2 of the City's Subdivision Ordinance.]

Site Information

Location:
The Subject property is located 1.5 miles southwest of the intersection of Nutty Brown Road and FM 1826.

Current Condition of Lot:
The lots are currently undeveloped.

Recommendation

Staff recommends denial with attached comments [Exhibit 5] of the requested Partial Plat Vacation and Replat of Lots 6 and 7 of the Parten Ranch Phase 2 Subdivision.

Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the-site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the application. To date, no letters for or against the request have been received.

Attachments

Exhibit 1 – Subdivision Application
Exhibit 2 – Recorded Final Plat for Parten Ranch Phase 2
Exhibit 3 – Proposed Partial Vacation and Replat of Lots 6 and 7
Exhibit 4 – Plat Vacation document draft
Exhibit 5 – Comment Response Letter

Planning Department Staff Report

Recommended Action:	Deny the Plat Vacation
Alternatives/Options:	N/A
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A

CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

SUBDIVISION APPLICATION

Case Number (staff use only): _____-____

MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL CONSULTATION	PRE-APPLICATION CONFERENCE
DATE: _____	DATE: 5/12/2020
☐ NOT SCHEDULED	☐ NOT SCHEDULED

PLAT TYPE

- ☐ Amending Plat
- ☐ Minor Plat
- ☑ Replat
- ☐ Final Plat
- ☒ Plat Vacation
- ☐ Other:_____

CONTACT INFORMATION

APPLICANT NAME HM Parten Ranch Development, Inc.
COMPANY HM Parten Ranch Development, Inc.
STREET ADDRESS 1011 North Lamar Blvd
CITY Austin STATE Texas ZIP CODE 78701
PHONE 512-477-2439 EMAIL jay@jayhanna.com

OWNER NAME HM Parten Ranch Development, Inc.
COMPANY HM Parten Ranch Development, Inc.
STREET ADDRESS 1011 North Lamar Blvd
CITY Austin STATE Texas ZIP CODE 78701
PHONE 512-477-2439 EMAIL jay@jayhanna.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	HM Parten Ranch Development, Inc.
PROPERTY ADDRESS	1.5 miles southwest of the intersection of Nutty Brown Road and FM 1826
CURRENT LEGAL DESCRIPTION	
TAX ID #	R152457, R16615
LOCATED IN	☐City Limits ☑Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	2.04 acres
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	ESD #6 and ESD #1
ZONING/PDD/OVERLAY	Dripping Springs ETJ
EXISTING ROAD FRONTAGE	☐Private Name: _____ ☐State Name: _____ ☑City/County (public) Name: Parten Ranch Parkway
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	☑Yes (see attached) ☐Not Applicable Development Agreement Name: Parten Ranch Development Agreement

ENVIRONMENTAL INFORMATION	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	☐YES ☑NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	☑YES ☐NO
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	☐YES ☑NO

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Replat of Lots 6 & 7, Block A, Parten Ranch Phase 2
TOTAL ACREAGE OF DEVELOPMENT	2.04 acres
TOTAL NUMBER OF LOTS	2
AVERAGE SIZE OF LOTS	1.02 acres
INTENDED USE OF LOTS	☑RESIDENTIAL ☐COMMERCIAL ☑INDUSTRIAL/OTHER: Drainage/OS
# OF LOTS PER USE	RESIDENTIAL: 1 COMMERCIAL: _____ INDUSTRIAL: 1
ACREAGE PER USE	RESIDENTIAL: 1.615 COMMERCIAL: _____ INDUSTRIAL: 0.425
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: N/A PRIVATE: N/A
ANTICIPATED WASTEWATER SYSTEM	☐CONVENTIONAL SEPTIC SYSTEM ☐CLASS I (AEROBIC) PERMITTED SYSTEM ☑PUBLIC SEWER
WATER SOURCES	**SURFACE WATER** ☑PUBLIC WATER SUPPLY ☐RAIN WATER **GROUND WATER*** ☐PUBLIC WELL ☐SHARED WELL ☐PUBLIC WATER SUPPLY

*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:

HAYS-TRINITY GCD NOTIFIED? ☐YES ☐NO

COMMENTS: _____

TITLE: VP SIGNATURE: Dan

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative

☐ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Verizon or AT&T

☐ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE

WATER PROVIDER NAME (if applicable): West Travis County Public Utility Agency

☐ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): Springhollow MUD

☐ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE

GAS PROVIDER NAME (if applicable): _____

☐ VERIFICATION LETTER ATTACHED ☑ NOT APPLICABLE

PARKLAND DEDICATION?	AGRICULTURE FACILITIES (FINAL PLAT)?
☐ YES ☑ NOT APPLICABLE	☐ YES ☑ NOT APPLICABLE

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

*If proposed subdivision is in the City Limits, compliance with the Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement, or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (see Outdoor Lighting tab on the city's website at www.cityofdrippingsprings.com and online Lighting Ordinance under the Code of Ordinances tab for more information).

☐ YES (REQUIRED) ☑ YES (VOLUNTARY*) ☐ NO

APPLICANT'S SIGNATURE

Note: An additional signature is required on page 7 of the application verifying completeness. Applications should be submitted only when all required information is included in the submittal.

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below, or consent must be attached (If a corporation, please list title, and name of corporation.)

Jay Hanna

Applicant Name

Applicant Signature

11-19-19

Date

11-19-19

Notary

Date

Notary Stamp Here

DUSTIN EINHAUS
My Notary ID # 126808132
Expires February 17, 2021

Jay Hanna

Property Owner Name

Property Owner Signature

11-19-19

Date

All required items and information (including all applicable below listed exhibits and fees) must be received by the City for an application and request to be considered complete. Incomplete submissions will not be deemed filed and complete. By signing below, I acknowledge that I have read through and met all requirements for a complete submittal:

Applicants Signature: _____ **Date:** 8/6/2020

FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST Subdivision Ordinance, Section 5		
STAFF	**APPLICANT**	
☐	☒	Completed application form – including all required notarized signatures
☐	☐	Application fee (refer to Fee Schedule)
☐	☒	Digital Copies/PDF of all submitted items – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
☐	☐	County Application Submittal – proof of online submission (if applicable)
☐	☐	~~ESD No. 6 Application (if applicable)~~
☐	☐	~~$240 Fee for ESD No. 6 Application (if applicable)~~
☐	☒	Billing Contract Form
☐	☒	Engineer's Summary Report – Already Submitted
☐	☒	Drainage Report – if not included in the Engineer's summary – Already Submitted
☐	☐	~~OSSF Facility Planning Report or approved OSSF permit (if applicable)~~
☐	☒	Final Plats (11 x 17 to scale)
☐	☒	Copy of Current Configuration of Plat (if applicable)
☐	☐	~~Copy of Preliminary Plat (if applicable)~~
☐	☐	~~Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.~~
☐	☐	~~Digital Data (GIS) of Subdivision~~
☐	☒	Tax Certificates – verifying that property taxes are current – Already Submitted
☐	☐	~~Copy of Notice Letter to the School District – notifying of preliminary submittal~~
☐	☐	~~Outdoor Lighting Ordinance Compliance Agreement~~

☐	☒	Development Agreement/PDD (If applicable) - Already Submitted
☐	☐	~~Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable).~~ ~~*A Final Plat application will not be accepted if staff has not already approved this.~~
☐	☐	~~Documentation showing approval of driveway locations (TxDOT, County)~~
☐	☐	~~Documentation showing Hays County 911 Addressing approval (If applicable)~~
☐	☐	~~Parkland Dedication fee (if applicable)~~
☐	☐	~~$25 Public Notice Sign Fee~~
☐	☐	~~Ag Facility Fees - $35 per residential LUE (if applicable)~~
☐	☒	Proof of Utility Service (Water & Wastewater) or permit to serve - Already Submitted
☐	☐	~~Preliminary Conference Form signed by City Staff~~

FINAL PLAT INFORMATION REQUIREMENTS		
☐	☒	A vicinity, or location, map that shows the location of the proposed Plat within the City (or within its ETJ) and in relationship to existing roadways.
☐	☒	Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and street right-of-way, bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the City Engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or Unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown.
☐	☒	The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information.

☐	☐ N/A	The location, widths and names of all street right-of-way and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with the application form) for all new street names (street name approval is required at the time the Plat is approved)
☐	☒	The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information),
☐	☒	Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers).
☐	☒	All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.
☐	☐ N/A	Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities
☐	☒	Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data
☐	☒	All physical features of the property to be subdivided shall be shown, including: - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and - Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - All critical environmental features (CEFs) such as karsts, springs, sinkholes,

		caves, etc., to be located and documentation to be signed and certified by a geologist. All CEF to have a minimum setback of 150'. All designated wetlands to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species. - Drainage area in acres or area draining into subdivisions (to be included in drainage report and construction plans); and
☐	☐ N/A	Existing zoning of the subject property and all adjacent properties if within the city limits.
☐	☒	Provide notes identifying the following: • Owner responsible for operation and maintenance of stormwater facilities. • Owner/operator of water and wastewater utilities. • Owner/operator of roadway facilities
☐	☒	Certificates and other language shall be included on the plat, pursuant to the following Subsections: A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant. - A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant. - An accurate legal, such as by metes and bounds, description by bearings and distances (including necessary curve and line data), accurate to the nearest one hundredth of a foot, for all boundary, block and lot lines, with descriptions correlated to a permanent survey monument. - The registered professional land surveyor's certificate, with a place for his or her signature and notarization of his or her signature. - A place for plat approval signature of the Chair or Vice Chair, in the Chair's absence) of the Planning and Zoning Commission, a place for the City Secretary to attest such signature, and the approval dates by Planning and Zoning Commission. - Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:

NARRATIVE OF COMPLIANCE	
A written narrative describing how all portions of the subdivision meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant.	
Outdoor Lighting, Article 24.06	Per section 4.1 of the Development Agreement the Owner voluntarily agreed to comply with the City's lighting ordinance in effect at the time of the Agreement which was November 2015.
Parkland Dedication, Article 28.03	Per section 2.4.2 of the Development agreement Parkland Dedication is met through a dedication of land out of the property to Springhollow MUD, provision of the private recreational facilities (Amenity Center), conveyance of parkland to City of Dripping Springs (Parten Ranch Phase 3, Lot 12, Block G), and conveyance of parkland to the HOA.
Landscaping and Tree Preservation, Article 28.06	Per the Development Agreement, Section 2.6.6 (c) and (d), the use of native species of plant materials are encouraged throughout the project. In addition, an IPM (integrated pest management plan) is applicable to the entire property. Finally, two 3 inch trees shall be planted on every single family lot.

Subdivision, 28.02, Exhibit A	This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable). All public improvements will comply with the City of Dripping Springs and Hays County standards, as modified by the Development Agreement. All improvements to offsite roads have been completed or are under contract, satisfying the requirement for highway access listed under 3.13 of the Development Agreement.
Zoning, Article 30.02, Exhibit A	Not applicable. Per the Development Agreement Owner has agreed that all habitable buildings will be constructed in accordance with City building Code; and building permits will be obtained by the builders.

AT&T
817 W NORTH LOOP BLVD
Suite 2nd Flr, Rm 200
Austin, TX 78756

T: 5128704328
F: 5128704914
www.att.com

June 04, 2018

Jeremy Reyes
LJA Engineering, Inc.
16000 FM 1826
AUSTIN, Texas 78737

Dear Mr. Reyes,

This letter is in response to your request for information on the availability of AT&T service at 16000 FM 1826 AUSTIN, TX 78737..

Attn: Jeremy Reyes

RE: PARTEN RANCH PHASE 2

This letter acknowledges that the above referenced project is located in an area served by AT&T. Any service arrangements for this location will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to 16000 FM 1826 AUSTIN, TX 78737 but an acknowledgement that we have service in this area.

Please contact me at the phone number included in this letter if you have any questions.

Thank you for contacting AT&T.

Sincerely,

Joaquin Perez
MR OSP PLNG & ENGRG DESIGN +

LJA ENGINEERING

7500 Rialto Boulevard, Building II, Suite 100, Austin, Texas 78735
t 512.439.4700 LJA.com TBPE F-1386

August 12, 2020

Mr. Todd Washburn
Superintendent of Schools
Dripping Springs I.S.D.
510 W. Mercer Street
Dripping Springs, Texas 78620

RE: Replat of Lots 6 & 7, Block A, Parten Ranch Phase 2
A311-404

Dear Mr. Washburn:

This letter is to inform you that HM Parten Ranch Development, Inc has submitted the Replat of Lots 6 & 7, Block A, Parten Ranch, Phase 2 subdivision located at 16000 FM 1826, Driftwood, Texas. This submittal includes the replat of one single family lot and one drainage lot. This letter is requirement of the City of Dripping Springs subdivision submittal process.

If you have any questions, please do not hesitate to contact me at 512-439-4700.

Sincerely,

Daniel Ryan, P.E.

Pedernales Electric Cooperative, Inc.
PO Box 1 • Johnson City, Texas 78636

Power Outage: 888-883-3379
Secure Pay Line: 844-886-9798
Questions: 888-554-4732
Pay Now: pec.coop/pay-now
View and pay bill at pec smarthub coop
Agents available M-F 8am-7pm
Se habla español

May 04, 2018

Jeremy Reyes
LJA Engineering Inc
5316 Hwy 290 West Suite 150
Austin, Tx 78735

Dear Member:

Thank you for your interest in establishing service with Pedernales Electric Cooperative. Your location, 16000 FM 1826 - Parten Ranch Phase 2, is within the Cooperative's service area. We will extend service to this location in accordance with our Line Extension Policy, which requires that an application be completed and all fees be paid before construction can begin. A deposit may also be required.

If you have any questions, please call the Oak Hill Engineering Department at 800-868-4791, Extension 7925, Monday through Friday between 8:00 a.m. and 5:00 p.m.

Sincerely,

Pedro R. Estrada

Pedro R. Estrada
Electrical Distribution Designer & Planning Manager

PRE:rr
A38/OHPLAN
Account 9999999999

SPRINGHOLLOW MUNICIPAL UTILITY DISTRICT

ORDER ESTABLISHING RATES AND CHARGES AND ADOPTING RULES AND POLICIES REGARDING THE DISTRICT'S SYSTEMS

(May 1, 2018)

Under Section 49.212, Texas Water Code, the Board of Directors (the "*Board*") of Springhollow Municipal Utility District (the "*District*") is authorized to adopt and enforce all necessary charges, fees or rentals for providing District facilities or services.

Under Section 54.205, Texas Water Code, the Board is authorized to adopt and enforce reasonable rules and regulations to: (i) secure and maintain safe, sanitary and adequate plumbing facilities as part of its sewer system; (ii) to preserve the sanitary condition of all water controlled by the District; and (iii) to regulate privileges on any land or easement controlled by the District.

IT IS, THEREFORE, ORDERED BY THE BOARD AS FOLLOWS:

I. General Policies.

A. Definitions. In addition to the terms defined in the preamble to this Order, when used in this Order,

1. "*BOD*" or "*Biochemical Oxygen Demand*" means the quantity of oxygen utilized in the biochemical oxidation of organic matter as determined by standard laboratory procedures for five days at 20° C. expressed as a concentration in mg/l.

2. "*Builder*" means a developer, contractor, commercial builder, or homebuilder in the District.

3. "*Connection*" means each residential unit occupied by a separate family, including separate apartments located within a single building, and each business unit occupied by a separate business, including separate establishments within a single building.

4. "*COD*" or "*Chemical Oxygen Demand*" means the measure of the oxygen equivalent of the organic matter content of a sample that is susceptible to oxidation by a strong chemical oxidant as determined by standard laboratory procedures as specified in Standard Methods expressed as mg/l.

5. "*Commercial connection*" means any property improved for a use other than one single-family or duplex residence, including a commercial or industrial development, a multi-family residential development (including apartment complexes and condominiums), a school facility, an amenity center, or any other development or structure that does not constitute one single-family or duplex residence.

6. "*District's representative*" means the operator for the District, another representative or employee of the District acting under the direction of the Board or the operator, or an employee of the PUA acting under the authority of a contract between the District and the PUA.

7. "*District's Drainage System*" means the District's water quality, drainage and stormwater collection facilities.

8. "*District's Systems*" means the District's Wastewater System and the District's Drainage System.

9. "*District's Wastewater System*" means the District's wastewater collection, treatment, and disposal system.

10. "*Fee Unit Equivalent*" or "*FUE*" means one single-family residential dwelling unit or, for any other customer, its equivalent under the following schedule:

Water Meter Size	Fee Unit Equivalent
5/8" simple	1
3/4" simple	1
1" simple	2.5
1 1/2" simple	5
2" simple	8
2" compound	8
2" turbine	10
3" compound	16
3" turbine	24
4" compound	25
4" turbine	42
6" compound	50
6" turbine	92
8" compound	80
8" turbine	160
10" compound	115
10" turbine	250
12" turbine	330

11. "*Grease Trap*" means a receptacle, structure, or mechanical device used by a commercial customer to intercept, collect, separate, and restrict the passage of fat, oil, grease, organic, inorganic, liquid, semi-liquid, semi-solid, or solid waste from wastewater.

12. "*HCMUD 5*" means Hays County Municipal Utility District No. 5.

13. "*HCMUD 5 Agreement*" means the "Wholesale Wastewater Services and Capacity Agreement" between HCMUD 5, HM Parten Ranch LP, a Texas limited partnership, and the District, as assigned and amended from time to time.

14. "*Industrial Waste Regulations*" means the regulations governing the discharge of Non-Domestic Waste established by HCMUD 5, as amended from time to time and which are applicable to the District and its customers pursuant to the HCMUD 5 Agreement.

15. "*mg/l*" means milligrams per liter.

16. "*Non-Domestic Waste*" means any wastewater or discharge other than Normal Wastewater, as defined in the Industrial Waste Regulations.

17. "*PUA*" means the West Travis County Public Utility Agency.

18. "*Residential Connection*" means a separately metered single-family residence, but does not include a multi-family residence or apartment complex.

19. "*Rules*" means all rules and regulations adopted by the District under Section 54.205, Texas Water Code, including the provisions of this Order and the Industrial Waste Regulations.

20. "*TCEQ*" means the Texas Commission on Environmental Quality, or its successor agency.

21. "*TSS*" or "*Total Suspended Solids*" means the total suspended matter that floats on the surface of or is suspended in water, wastewater, or other liquid that is removable by laboratory filtering expressed in mg/l.

22. "*Uniform Plumbing Code*" means the Uniform Plumbing Code, 2003 Edition, as published by the International Association of Plumbing and Mechanical Officials, as amended or superseded from time to time.

B. All Services Charged. At no time will the District render services without charge to any person, firm, corporation, organization, or entity.

C. Provisions of this Order Constitute Service Agreement. All customers receiving utility service from the District are subject to the requirements of this Order. The provisions of this Order constitute a service agreement between the District and each customer receiving utility services from the District. By requesting or accepting utility services from the District, each customer agrees to comply with the provisions of the Rules, including this Order.

II. Connections to the District's Systems; Construction of the District's Systems.

A. Preconstruction Meeting. Prior to installing underground cables or other facilities or excavating in the area of the District's Systems, representatives of Builders and/or utility companies must meet with the District's representative to file their construction plans and schedules and to review the engineering plans depicting the location of the District's lines and other facilities. All Builders and/or utility companies must confirm the location of all utilities and facilities in the work area and will be responsible for the immediate repair of any damage to the utilities, services, and facilities that may result from their work and all costs and expenses incurred by the District as a result of such damage. The utilities, facilities, and services to which this provision applies include, but are not limited to, street lights, electric lines, boxes and transformers, natural gas facilities, television cable facilities, water lines, wastewater lines, telephone facilities, curbs and concrete flat work, and irrigation systems.

B. Applications for Connections.

1. Any party desiring to make a connection to the District's Wastewater System must submit an application to the District's representative in the form approved by the Board. The applicant must, upon request, furnish the District's representative with evidence that the party that will actually install the tap and connecting line has comprehensive general liability insurance in the minimum amounts of $300,000 for bodily injury and $500,000 for property damage, with an underground rider and a completed operations rider.

2. The District's representative will review all applications for connections to the District's Wastewater System. If the District's representative finds that the materials to be used and the procedures and methods to be followed in laying the line and making the connection are equal to or better than the standards established by the Uniform Plumbing Code and are in compliance with this Order, the District's representative may approve the application and issue a permit for the proposed connection, subject to such terms and conditions as the District's representative deems appropriate to accomplish the purposes and objectives of the Rules.

C. Construction of Connecting Facilities. After receiving approval from the District's representative, a party may proceed with a connection to the District's Wastewater System, but before any connecting line or connection to the District's Wastewater System are covered or enclosed with dirt or any other material, the District's representative must inspect the construction to confirm that the lines and connection have been properly installed and the bedding materials used or to be used to cover or enclose the connecting line and connections are suitable under the requirements of this Order, the connection permit, and the Uniform Plumbing Code. Following such inspection, the recipient of the connection permit must ensure the connecting line and connection are covered with proper materials as authorized and approved by the District's representative, and must backfill any cuts made in paved streets with sand, road base, and/or cement materials compacted to standard acceptable densities and covered with paving material in a manner acceptable to the District's representative. All connection lines and other materials must be furnished by the party installing the lines and making the connection.

D. Scheduling Connections. An applicant for a new connection to the District's Wastewater System must notify the District's representative and pay all required District fees a minimum of 15 business days before the date the connection is proposed to be made.

E. Service to a New Customer at an Existing Service Address. A new customer desiring to receive wastewater service at an existing service address must submit the required application to the District's representative and pay all required District fees concurrently with its application for and prior to the initiation of water service to the address, and any failure to do so is a violation of this Order, and grounds for termination of service and a penalty under Section XI of this Order.

F. Payment of Fees. Any party desiring to make a connection to the District's Systems must pay all applicable District fees to the District's representative at the time the application for the connection is made. No connection may be made until all fees for the proposed connection and any outstanding fees relating to any prior connections by the applicant are paid. In addition, any non-routine charges incurred by the District in connection with any wastewater tap and/or inspection will be the responsibility of the applicant and will be payable to the District upon demand. **Any applicant with outstanding fees due to the District, including any previously backcharged but unpaid re-inspection fees, will not be permitted to make any additional connections to the District's Systems until those outstanding fees are paid.** Except as otherwise expressly provided in this Order, all fees and charges are non-refundable.

G. Reclaimed Water Service Agreement. If Reclaimed Water service is made available to the District by HCMUD 5, then, prior to any sale or use of reclaimed water, the negotiation and execution of a reclaimed water service agreement will be required for such service. The applicant for such service will be responsible for the District's costs, including legal fees, in negotiation of any such agreement and all costs assessed by HCMUD 5, and no

agreement will be executed by the District until all of such costs have been reimbursed to the District.

III. Fee Schedule.

A. Service Initiation and Online Customer Account Profile Fees. A party desiring to receive service from the District's Systems must pay a **$10.00** application fee to initiate service and establish an online customer account profile with the District's online billing system. Service will not be initiated until this application fee is paid.

B. Tap and Tap Inspection Fee Schedule.

1. The District's wastewater tap fees are as follows:

Meter Size	Tap Fee
5/8" to 3/4"	**$500**
1"	**$750**
1 1/2"	**$1,000**
2"	**$1,250**
3"	**$1,500**
4"	**$1,750**
6"	**$2,000**
8"	**$2,250**
10"	**$2,500**
12"	**$2,750**
Larger than 12"	**To be determined** based upon installation, three times cost

2. The District's wastewater tap inspection fees are **$100** per connection for the initial inspection. If more than one inspection is required before a tap is approved by the District, the residential and commercial wastewater tap re-inspection fees are **$100** for each additional inspection. Inspection fees must be paid to the District's representative at the time the inspection is requested. **Any customer that has any outstanding fees due to the District, including any previously backcharged but unpaid re-inspection fees, will not be permitted to make any additional connections to the District's Systems until all outstanding fees are paid.**

3. The District's reclaimed water tap fees will be determined at the time an agreement for reclaimed water service is negotiated.

C. Wastewater Rates. The following rates and charges will be in effect for all customers of the District from the effective date of this Order:

1. Monthly Rate for each Residential Connection (5/8 or ¾ inch meter): **$100.**

2. Monthly Rate for each Other Connection: **$100 per FUE.**

D. Drainage Fees. The District's drainage fee, which the Board finds is necessary in order for the District to provide or make available water quality and drainage and storm water

collection services through the District's Drainage System, is **$300 per lot**. Any person or entity desiring to make a new wastewater Connection to serve a lot within the District must pay the appropriate District drainage fee to the District at the time of closing of the purchase of the lot.

E. Irrigation Meters. No wastewater charges will be assessed for water utilized through a dedicated irrigation meter.

F. Regulatory Assessments. A regulatory assessment of ½% of retail sewer charges will be added to each customer's monthly billing. These assessments are remitted by the District to the TCEQ and used by the TCEQ in performing its regulatory duties and in providing technical assistance and training to utilities.

G. Disconnect and Reconnection Fees. A customer whose service is disconnected, whether because of the customer's delinquency or upon the customer's request, will be charged the following disconnect and reconnection fees:

1. Disconnection fee of **$100** for 5/8" or 3/4" meter;

2. Disconnection fee in the amount of the actual, reasonable cost of disconnection, but in no event less than $100 for meters larger than 3/4";

3. Reconnection fee of **$50** for reconnection during normal business hours (8:00 a.m. to 5:00 p.m. Monday through Friday); and

4. Reconnection fee of **$150** for reconnection during weekends or after normal business hours (after 5:00 p.m. and before 8:00 a.m. Monday through Friday); such reconnections will only be made at the customer's request.

H. Service Call Charges. If the District responds to a customer service call due to a sewer line blockage, and the District's representative determines that the blockage is on the customer's side of the District connection, the customer will be billed all costs incurred by the District in responding to, determining the cause of and, if appropriate, clearing the blockage.

I. Additional Charges. Any non-routine charges incurred by the District in connection with any wastewater or reclaimed water tap and/or inspection will be the responsibility of the applicant for such connection and will be paid to the District upon demand.

IV. Security Deposits.

A. Security Deposits, Generally. All customers must pay a security deposit to the District's representative prior to receiving service. Security deposits are not transferable and will be held by the District to assure the prompt payment of all bills for service to the customer. At its option, the District may apply all or any part of a customer's security deposit against any delinquent bill of the customer. Upon any discontinuation of service, whether because of the customer's delinquency or upon the customer's request, the security deposit will be applied against any amounts due to the District, including any disconnection fees and other charges. Any portion of the deposit remaining after deduction of amounts due to the District will be refunded to the customer. In no event will any security deposit bear interest for the benefit of the customer.

B. Customer Security Deposits. An initial security deposit of **$100 per FUE** is required if the service address is occupied by the property owner ("*Owner*") and the utility account is in the name of the Owner. An initial security deposit of **$300 per FUE** is required if the service address is not occupied by an Owner or the utility account is not in the name of an Owner occupying the service address. The customer will have the burden of proof to establish that it is an Owner and will be presumed not to be an Owner unless: (a) the customer provides a copy of a recorded deed confirming the customer's ownership of the property in question; or (b) the customer provides a copy of a property tax bill or property tax receipt showing that the customer is the owner of the property in question. In either case, the document provided by the customer will be verified by the District's representative through a check of the county property records.

C. Additional Customer Security Deposits. If a customer is given notice of disconnection due to a failure to make timely payment of the District's utility bills and fails to pay all past-due amounts by the time and date specified on the notice of disconnection, then, regardless of whether or not service is physically disconnected, the District will require an additional security deposit of **$100 per FUE** for each disconnection, up to a maximum total deposit of **$400 per FUE**. This additional deposit and any reconnection fees must be paid prior to reconnection of service. Customer security deposits must be in the form of cash, money order, or other form of payment acceptable to the District's representative.

D. Builder Deposit. Each Builder must, in addition to the deposit required under Sections B and C, above, pay a security deposit of **$3,000** to the District's representative prior to the Builder's initiation of any development or homebuilding program in the District. If a Builder fails to pay any fees or charges coming due to the District in a timely manner, the fees and charges will be deducted from the deposit, and the Builder will be required to make a payment to the District in order to restore the amount of the security deposit to its original **$3,000** level. Each wastewater service connection by a Builder must be inspected and approved by the District's representative prior to its being covered as provided in Article II, Section C, of this Order. If this procedure is not followed, the District's representative may require the Builder, at its sole cost, to uncover or televise the service connection so that it can be inspected. Any cost to the District for additional inspections; work resulting from a connection being covered prior to inspection; as the result of damage to any District facilities or property caused by the Builder, its employees or contractors, or that is otherwise attributable to a Builder will be deducted from the Builder's security deposit and the Builder will be required to pay any amount necessary to fully restore the security deposit to its previous balance. The District's representative will not approve any additional connections for a Builder until the Builder's required security deposit has been established or reestablished at the full amount required by this Order. The security deposit will be refunded when the Builder completes its development or building program within the District and pays all sums due and owing to the District.

V. Prohibited Waste; Industrial Waste Regulations; Non-Domestic Waste Fees and Surcharges.

A. Prohibited Waste.

1. Non-Biodegradable Material. No waste material that is not biologically degradable, including mud and debris accumulated during construction, may be discharged into the District's Wastewater System.

2. Surface Runoff; Storm Water. No surface runoff water or storm water, including from downspouts or yard or area drain runoff, may be discharged into the District's Wastewater System.

3. Well Water. No well water may be discharged into the District's Wastewater System unless specifically approved in writing by the Board.

4. Non-Domestic Waste.

a. No Non-Domestic Waste may be discharged into the District's Wastewater System without the prior approval of HCMUD 5. The District's representative will review each application to discharge Non-Domestic Waste and make a recommendation to the Board as to approval or denial of the application. If an application is approved, the Board will establish rates and charges that cover, but are not limited to, the cost of waste treatment, taking into account the volume and character of the Non-Domestic Waste and all other waste treated, any special techniques of treatment or operation required for the Non-Domestic Waste, any costs assessed by HCMUD 5, and any administrative expenses incurred by the District.

b. If, in the opinion of HCMUD 5 or the District's representative, pretreatment of any Non-Domestic Waste is necessary to prevent harm to the District's Wastewater System or to prevent interference with the proper and efficient operation and maintenance of the District's Wastewater System or the HCMUD 5 Wastewater System, pretreatment will be required as a condition to the District's receipt and treatment of the Non-Domestic Waste.

B. Regulations for Discharge of Industrial Waste. The Industrial Waste Regulations are incorporated into this Order by reference. All discharges to the District's Wastewater System must comply with the terms of such regulations.

C. Applications and Fees. An applicant that proposes to discharge Non-Domestic Waste into the District's Wastewater System must complete all required applications, pay all required fees and comply with all requirements of HCMUD 5. No customer may discharge Non-Domestic Waste into the District's Wastewater System unless the customer has received approval from HCMUD 5 and a permit from the District authorizing such discharge.

D. Non-Domestic Waste Surcharge.

1. Payment of Surcharge for Extra Strength Wastewater. In addition to compliance with all other requirements of this article, any person discharging extra strength wastewater to the District's Wastewater System must pay a monthly surcharge for the additional costs of handling and treatment of such extra strength wastewater, in addition to the District's standard sewer service charges, in an amount established by HCMUD 5, as contemplated by the HCMUD 5 Agreement.

E. Additional Costs and Expenses. The District will be reimbursed for all costs and expenses, including legal and engineering costs and expenses and any fees, costs and expenses of HCMUD 5, incurred in connection with the enforcement of this Article and/or the Industrial Wastewater Regulations, as well as for any testing of the waste associated with such enforcement and for any damage to the District's Wastewater System or the HCMUD 5 Wastewater System. The District may add such costs and expenses to the customer's bill, and failure to pay may result in the termination of service in accordance with this Order.

VI. Development Policies.

A. Subdivision Plan Review, Subdivision Construction Inspection, and Other Development Approval Related Fees. All plans for wastewater, drainage, and reclaimed water irrigation facilities constructed within or to serve property within the District will be subject to review and approval by the District. No construction may be commenced until such plans are approved. Applicants for approval of construction plans for wastewater, drainage, or reclaimed water irrigation facilities will be responsible for the payment of all legal and engineering fees incurred by the District for review of such plans and inspection of the facilities during construction. No facilities will be accepted for operation and maintenance by the District unless all required District inspections have been conducted, the facilities have been approved by the District's representative, and all related fees have been paid.

1. Materials testing will be performed by the District, at the cost of the developer. Copies of all test results will be provided to the developer.

2. No connections to the District's Systems may be made unless all applicable subdivision construction inspections have occurred and all related inspection fees and materials testing fees have been paid.

B. Development and Utility Construction Agreements. Applicants who desire to obtain a service commitment, a utility construction agreement, a reimbursement agreement, or other type of development agreement with the District must pay all legal and engineering fees incurred by the District in negotiation of these agreements. No agreement will be executed by the District or become effective until these fees are paid.

C. Service Commitments. Because the District's wastewater capacity is a limited resource, the Board desires to adopt policies and procedures for allocating capacity, including approving written service commitments, that will further the purposes of the District, provide for the orderly development of the property within the District, assure the availability of service as needed, and protect the integrity of the District's Systems. Accordingly, all service commitments issued by the District will be subject to this Article in order to enable the District to plan for future needs; assure the ability of the District to provide service on a uniform, nondiscriminatory basis; and provide standard criteria for the evaluation, issuance and retention of service commitments.

1. All service commitments issued by the District will be subject to (i) completion of all necessary facilities; (ii) payment of all applicable fees; (iii) all of the terms and conditions of and performance under all of the District's contracts and agreements pertaining to or affecting the District's wastewater and, if applicable, reclaimed water services, including HCMUD 5; and (iv) the policies and procedures of the District, including the Rules.

2. Any applicant requesting a service commitment from the District must submit a written application executed by the owners of the property for which the service commitment is being requested. The application must include the applicant's agreement to pay all fees incurred by the District in connection with the evaluation of the application and to grant all easements required by the District to serve the property in question without compensation. An escrow in the minimum amount of **$1,000** will be required to assure the payment of all fees.

3. The applicant must also submit:

a. 10 copies of a utility plan showing the property, the proposed utility facilities and sizing, any required easements, and all drainage patterns.

b. 10 copies of a preliminary engineering report, including a land use plan demonstrating the utility service requirements for the property, prepared and sealed by a professional engineer registered in the State of Texas.

c. Proof of ownership of the property, and proof of authority of the party signing the application.

4. The Board may approve a service commitment if:

a. All application requirements have been satisfied;

b. Either (i) the District's wastewater or reclaimed water capacity (as applicable) is or will be sufficient to serve the property, or (ii) the applicant and the District have entered into an agreement that provides for the construction of facilities necessary to provide sufficient capacity to serve the property; and

c. It finds that the District's Systems are sufficient or will be sufficient to serve the proposed development without adversely impacting existing utility customers of the District.

5. No service commitment will be issued unless the applicant has paid, concurrently with the date of issuance of the service commitment, a non-refundable fee (the "*Service Commitment Fee*") equal to 10% of all estimated District fees for the property, including, without limitation, the District's tap fees and inspection fees (the "*Estimated Fees*"), as determined by the District's representative based on the District's then-current Order Establishing Rates and Charges and Adopting Rules and Policies Regarding the District's Utility Systems. The Service Commitment Fee will be applied against the Estimated Fees.

6. In order to allow the District to accurately plan service capacity based on actual usage rather than speculative usage, a service commitment will expire and terminate:

a. one year from the date of issuance unless the holder has, by that date, paid all the Estimated Fees for the property, as determined by the District's representative based on this Order, as amended to the date of the estimate and then in effect; and

b. 18 months from the date of issuance unless the holder has, by that date, completed construction, made a connection to the District's Systems, paid all applicable District fees, including tap fees, inspection fees, security deposit, and other applicable fees for the property, based on this Order, as amended to the date of the connection and then in effect (the "*Actual Fees*") and initiated services to the property.

7. If a service commitment terminates, the Service Commitment Fee will not be refunded, offset, or credited against the Actual Fees, but will be retained as property of the District. The balance of any Estimated Fees that has been paid will not be refunded, but will be

applied as a credit against the Actual Fees at the time the property is developed and service initiated.

8. If full development of a tract that has been issued a service commitment results in the use of less service than that which has been committed, the remaining unused capacity will revert back to the District for redistribution by the District. The amount of service remaining after full development will be determined by the District's engineer, based on the meter size and any subdivision plat, site plan, and zoning approved for the property. Service commitments will be issued for specific tracts, and may not be transferred to any other property.

9. The Actual Fees applicable to a tract will be determined at the time utility service is initiated, based on the actual meter size; any subdivision plat, site plan, and zoning approved for the property; and this Order, as amended and then in effect. If the ultimate use of a tract that has been issued a service commitment requires a different amount of service than that upon which the Estimated Fees were based, the District's representative will make any adjustments that are necessary at the time a connection to the District's Systems is made, so that the Actual Fees will correspond to the size of meter installed and the service required to be provided. Any shortfall between the Estimated Fees and the Actual Fees must be paid before a service connection is made. Any excess of the Estimated Fees over the Actual Fees will be credited against the customer's future billings.

VII. District Approvals; Escrow for Expenses.

Applicants for service commitments or out-of-district service, and of other types of District approvals, including utility construction agreements or other types of development agreements, are responsible for the payment of all legal and engineering fees incurred by the District in reviewing their applications and negotiating or preparing any related approvals or agreements. The District's representative will establish a deposit amount equivalent to the estimated consultant fees that are expected to be incurred in connection with the application, and the applicant must deposit this amount with the District prior to any review or processing work being initiated. All consultant fees associated with the application incurred by the District will be charged against the deposit. Upon completion of the review process, the applicant must pay any fees incurred by the District in excess of the deposit. Any excess deposit remaining after payment of all fees will be returned to the applicant. No service commitment or plan approval will be issued or agreement will be effective by the District until all fees are paid.

VIII. Rendering and Form of Bills.

A. Rendering of Bills. Bills for service will be rendered monthly. Service initiated less than one week before the next billing cycle may be billed with the following month's bill. One bill will be rendered for each Connection.

B. Information to be Included on the Bill. The customer's bill will show the total amount due for service and any surcharge, the due date of the bill, the total amount due as penalty for nonpayment within a designated period, and the local telephone number or toll free number where the District's representative can be reached. If the due date falls on a Saturday, Sunday, or legal holiday on which banks are required to close in the State of Texas, the applicable period will be extended to the next business day.

C. Payment Obligation. If a customer does not receive a bill or bills, his obligation to make payment for services rendered is not diminished or released.

D. Overbilling and Underbilling. If billings for District services are found to differ from the District's rates for the services, or if the District fails to bill a customer for services, a billing adjustment will be calculated by the District's representative. If the customer is due a refund, an adjustment will be made for the entire period of the overcharges. If the customer was undercharged, the District will backbill the customer for the amount of the service actually used by the customer; provided, however, if the underbilling is **$25** or more, the District will offer the customer a deferred payment plan option for the same length of time as that of the underbilling.

E. Prorated Charges. When a bill is issued for a period of less than one month, the basic charge will be prorated based on the period during which service was provided.

F. Disputed Bills.

1. A customer may advise the District that a bill is in dispute by giving written notice to the District's representative. A dispute must be registered with the District prior to the date of proposed discontinuance in order for a customer to avoid discontinuance of service as provided by this Order.

2. Notwithstanding any other provision of this Order, a customer is not required to pay the disputed portion of a bill that exceeds the amount of that customer's bill based on the District's then current rates (an "*Average Bill*") pending the resolution of the dispute.

3. Notwithstanding any other provision of this Order, a customer's service will not be discontinued for nonpayment of that portion of a bill under dispute that exceeds an Average Bill pending resolution of the dispute. The customer must timely pay any billings not disputed and an amount per billing period equivalent to an Average Bill.

G. Equipment Damage Charges. The District will charge the responsible customer for all labor, material, equipment, and other costs necessary to repair or replace equipment and other facilities damaged due to equipment tampering or bypassing, improper erosion control, service diversion, or the discharge of wastes in violation of the terms of this Order. The District may charge for all costs necessary to correct service diversion or unauthorized taps where there is no equipment damage, including incidents where service is reconnected without authority. An itemized bill of these charges will be provided to the customer.

H. Late Charges. A late charge of 10% of the amount of the bill will be added on the Delinquency Date and this late fee will continue to be assessed each month while the delinquent amount remains unpaid.

I. District's Right to Sue. The District reserves the right to institute suit for the collection of any amounts due and unpaid, together with interest thereon at the maximum legal rate and reasonable attorneys' fees.

J. Dishonored Check Charge. The District reserves the right to charge a customer paying a bill with a dishonored or insufficient funds check an amount established from time to time by the District's representative, which amount will be based on the prevailing or usual charges made for dishonored checks and drafts by other vendors in the same general area as the District.

IX. Protection of the District's Systems, Facilities, and Property.

A. Tampering or Damage Prohibited. It is unlawful for any person to tamper or interfere with; to obstruct access to; or, as the result of willful action, to injure, deface, or destroy any facilities that are a part of the District's Systems.

B. Unlawful Discharges. It is unlawful for any person to deposit, throw, drain, discharge, or otherwise cause to be injected into any sewer, manhole, catch basin, flush tank, or other facility that is a part of the District's Systems any debris or foreign substance that would interfere with the proper and routine functioning of the District's Systems, or to discharge any waste into the District's Systems:

1. other than through an authorized sewer tap for which all connection fees, deposits and other charges have been paid; or

2. generated on premises other than those for which the sewer tap was originally made; or

3. generated at a building other than that for which the sewer tap was originally made, unless approved in advance by the District's representative; or

4. of a type different from that contemplated at the time the sewer tap was originally made, unless approved in advance by the District's representative.

C. Service Line Maintenance. Each customer is responsible for the maintenance of the sewer service line from the point of connection to the District's Wastewater System to the buildings or premises served. All sewer service lines must be maintained in such a manner as to prevent the infiltration of water or exfiltration of wastewater. Each customer is responsible for the maintenance of the reclaimed water service line from the point of connection to the District's reclaimed water irrigation system to the property served.

D. Protection of District Drainage System and Other Property. The District's drainage and water quality systems, including, without limitation, all drainage easements, channels, storm sewer facilities, ponds, and all other facilities owned, maintained, or controlled by the District for the purpose of collecting, controlling, storing, managing, or distributing storm and flood waters or run-off, will be protected from abuse, in order to assure the proper functioning of all such facilities for the benefit of all property owners and residents of the District. It is a violation of this Order to place, deposit, or discharge, or cause to be placed, deposited, or discharged, any foreign materials or debris (including, but not limited to, motor oil, grass or tree clippings, or construction debris) on or into any District property (including, without limitation, the District's drainage systems). Prior to construction of any improvements within the District, proper erosion control must be installed. These devices must be maintained in place during construction and, upon completion of construction, all construction debris and rubbish must be removed from the construction site, and any damage to the District's easements or facilities must be repaired at the expense of the Builder or property owner constructing the improvements. Any person or entity that violates the terms of this section will be subject to a penalty in the amount of **$500** per violation, and will also be liable for all attorneys' fees incurred by the District and costs of court. The District may add the amount of any penalties or costs imposed by this section to the customer's utility bill, or the District may deduct the amount of any penalties or costs imposed as a result of a violation of this section from a customer's security deposit or any other amounts held by the District and may further require that the customer replenish the deposit by an equivalent amount.

X. Disconnection and Reconnection of Service.

A. Notification of Alternative Payment Programs or Payment Assistance. If a customer advises the District's representative of his or her inability to pay his or her bill or need for assistance with his or her bill payment, the District's representative will inform the customer of all available deferred payment plans available from the District and the eligibility requirements and procedure for applying for them. A deferred payment plan is any arrangement or agreement between the District and a customer under which an outstanding bill will be paid in installments that extend beyond the due date of the next bill. All deferred payment plans must be in writing. The District's representative may suspend the termination of services to customers for up to 90 days based upon the District's representative's determination that the customer is making a good faith effort to pay the District's account; however, extensions beyond 90 days must be approved by the Board.

B. Post-Bankruptcy Services. In the event of any District customer's bankruptcy, amounts due for pre-bankruptcy services will be posted to the customer's existing account and amounts due for post-bankruptcy services will be posted to a separate account. The customer will be required to provide the District with adequate assurance of payment for services rendered after the date of the bankruptcy filing, in the form of a security deposit satisfying the requirements of this Order. Any existing security deposit will be held by the District as security for sums due for pre-bankruptcy services and will not be credited towards the security deposit for post-bankruptcy services. If the customer fails to furnish the required security deposit for post-bankruptcy services, the District may discontinue service to the customer in accordance with the provisions of this Order.

XI. Termination of Service.

A. Termination with Notice. District service may be terminated after proper notice for any of the following reasons:

1. within 30 days from the date of the issuance of a delinquent bill, the customer has neither (a) paid the delinquent bill and all other past-due bills from the District, nor (b) entered into a written deferred payment plan and made all payments required under the plan;

2. the customer has failed to comply with the terms of a deferred payment plan;

3. the customer has paid by a check which has been rejected for insufficient funds, closed account, or for which a stop payment order has been issued;

4. violation of the Rules pertaining to the use of service in a manner that interferes with the service of others or the operation of non-standard equipment, if a reasonable attempt has been made to notify the customer and the customer is provided with a reasonable opportunity to remedy the situation; or

5. failure to comply with deposit arrangements as required by Article IV of this Order.

If a Builder fails to make timely payment of any bill due and owing to the District, the District may, after proper notice, terminate all wastewater services being provided by the District to that Builder.

B. Termination of Water Service by PUA for Non-Payment of Charges for District Wastewater Services. Water service to a District customer who fails to pay wastewater charges due to the District may be disconnected following notice of termination given in compliance with this Order.

C. Termination Without Notice. District service may be terminated without notice (i) due to existence of a known dangerous condition, (ii) if service is connected without authority, or (iii) in instances of tampering with or bypassing the District's equipment, or other instances of diversion. If reasonable, given the nature of the hazardous condition, a written statement providing notice of and the reason for disconnection will be posted at the place of common entry or upon the front door of each affected structure as soon as possible after service has been disconnected.

D. Notice of Termination of Service.

1. Mailed Notice. Proper notice of termination of service consists of a separate written statement given by first-class mail, postage prepaid, at least 10 days prior to the stated date of disconnection, with the words "*termination notice*" or similar language prominently displayed on the notice. The information included in the notice will be provided in English and Spanish if necessary to adequately inform the customer. A statement notifying the customer that, if they are in need of assistance with payment of their bill, they may be eligible for alternative payment programs, such as deferred payment plans, and to contact the District's representative for more information, will be attached to or included on the face of the termination notice. The notice will advise the customer of the basis for the District's decision to disconnect service, the action required to avoid disconnection, and that he or she has the right to request a hearing on the matter by contacting the District's representative at least 48 hours before the stated date of disconnection.

2. Content of Notice. The notice will include (i) the intended date of disconnection; (ii) the office hours, telephone number and address of the District's representative's local office; (iii) the total past-due charges; (iv) all reconnect fees that will be required to restore water or sewer service if service is disconnected; and (v) that failure to pay past-due sewer charges will result in termination of water service and that water service will not be reconnected until all past-due and currently due sewer service charges and the sewer reconnect fee are paid.

3. Date of Termination. If notice is mailed, the stated date of disconnection may not fall on a holiday or weekend, but will be the next working day at least 10 days after the date of the notice.

E. Customer Appeal Procedures.

1. Informal Hearing. Upon receipt of a customer's protest of the termination of service, the District's representative will schedule an informal hearing with the customer and his representative prior to disconnection. The presiding officer at the informal hearing will be an individual who did not participate in the initial decision to pursue disconnection of the customer's service. The customer will be allowed to question the District's billing representative at the informal hearing regarding the basis for the decision to terminate service and present any testimony or evidence regarding the termination of service or its basis. The presiding officer will render a decision on the matter and state reasons for the decision and the grounds upon which the decision is based.

2. Appeal. The customer may appeal the decision of the presiding officer of the Board. If the customer posts a bond in an amount sufficient to cover the cost determined by the presiding officer to be due, the District will not proceed with termination of the customer's service until a final decision is made by the Board.

F. Disconnection. If payment of all delinquent and past due amounts has not been made by 5:00 p.m. on the date specified by written notice to the customer, and no other arrangements for payment have been made, service will be disconnected. In order to reconnect service, the customer must pay all delinquent and past-due amounts, plus the applicable reconnect fee. The reconnect fee will be due regardless of whether or not service has been physically disconnected. If payment is tendered after 2:00 p.m. on the date of disconnection, the customer must pay the after-hours reconnect fee in order to obtain same-day reconnection of service. If a customer defaults under a payment plan entered into with the District, termination procedures will immediately be initiated.

G. Disconnection on Holidays or Weekends. Unless a dangerous condition exists or the customer requests disconnection, service will not be disconnected on a day, or on a day immediately preceding a day, when personnel of the District are not available to the public for the purpose of accepting payments and reconnecting service.

H. Disconnection for Ill and Disabled. The District will not discontinue service to a delinquent residential customer permanently residing in an individually-metered dwelling unit if the customer establishes that discontinuance of service will result in a person residing at the residence becoming seriously ill or more seriously ill. Each time a customer seeks to avoid termination of service under this section, the customer must have the attending physician (for purposes of this section, the term "physician" means any public health official, including medical doctors, doctors of osteopathy, nurse practitioners, registered nurses, and any other similar public health official) call or contact the District's representative within 15 days of issuance of the bill and a written statement must be received by the District's representative from the physician within 30 days of the issuance of the bill. Any customer who receives a waiver of disconnection under this section must enter into a deferred payment plan with the District and remain in compliance with the plan.

I. Reconnection of Services. If service is discontinued for any reason, reconnection of services will be established within 24 hours of receipt of payment of the past due bill in its entirety and any other outstanding charges, including all applicable reconnection fees.

XII. Continuity of Service.

A. Service Interruptions.

1. The District will make all reasonable efforts to prevent interruptions of service. When interruptions occur, the District will re-establish service within the shortest possible time.

2. The District will make reasonable provisions to meet emergencies resulting from failure of service, and will establish procedures to be followed in the event of an emergency in order to prevent or mitigate interruption or impairment of service.

3. In the event of a national emergency or local disaster resulting in disruption of service, the District may, in the public interest, interrupt service to other

customers to provide necessary service to civil defense or other emergency service agencies on a temporary basis until normal service to these agencies can be restored.

B. Record of Interruption. Except for momentary interruptions due to automatic equipment operations, the District's representative will keep a complete record of all interruptions, both emergency and scheduled. This record will show the cause for interruptions, date, time, duration, location, approximate number of customers affected, and, in cases of emergency interruptions, the remedy and steps taken to prevent recurrence.

XIII. Customer Service Agreement; Plumbing Regulations; Customer Service Inspections.

A. Authority. Under the requirements of the Chapter 341, Subchapter C of the Texas Health and Safety Code and 30 Texas Administrative Code § 290.46(i), the District is required to adopt rules to allow for proper enforcement of the requirements of the TCEQ. Further, Title 30 Texas Administrative Code §290.46(j) requires the District to adopt rules providing for the conduct and certification of customer service inspections.

B. Purpose. The purpose of this Article is to notify each customer of the plumbing restrictions and inspections that are in place to protect the drinking water supply from contamination or pollution that could result from improper plumbing practices. Each customer must agree to comply with this Article as a condition to receiving services from the District.

C. Plumbing Restrictions. The following undesirable plumbing practices are prohibited:

1. No direct connection between the public drinking water supply and a potential source of contamination is permitted. Potential sources of contamination must be isolated from the public water system by an air-gap or an appropriate backflow prevention device.

2. No cross-connection between the public drinking water supply and a private water system is permitted. These potential threats to the public drinking water supply must be eliminated at the service connection by the installation of an air-gap or a reduced pressure-zone backflow prevention device.

3. No connection that allows water to be returned to the public drinking water supply is permitted.

4. No pipe or pipe fitting that contains more than 8% lead may be used for the installation or repair of plumbing at any connection which provides water for human use.

5. No solder or flux that contains more than .2% lead may be used for the installation or repair of plumbing at any connection which provides water for human use.

D. Service Conditions. The following are the terms for the provision of service between the District and each customer of the District:

1. The customer must comply with the provisions of this Order as long as the customer is receiving service from the District.

2. The customer must allow his property to be inspected for possible cross-connections and other undesirable plumbing practices as required by this Order. These inspections may be conducted by a representative of the District prior to initiating service and periodically thereafter. All inspections will be conducted during the District's normal business hours.

3. The District will notify a customer in writing of any cross-connection or other undesirable plumbing practice that has been identified during the initial inspection or the periodic re-inspection.

4. The customer must immediately correct any undesirable plumbing practice on his premises.

5. The customer must, at its expense, properly install, test, and maintain any backflow prevention device required by the District. Copies of all testing and maintenance records must be provided to the District.

E. Customer Service Inspections.

1. Inspections Required. The applicant for service or the customer must submit a completed customer service inspection certification to the District in the following instances:

a. before the District begins providing continuous and adequate service to new construction;

b. when the District has reason to believe that cross-connections or other unacceptable plumbing practices exist on any existing service; or

c. after any material improvement, correction or addition to any existing private plumbing facilities.

2. Certifications. The certification must be completed in the form attached as **Exhibit "A"**. A customer service inspection certification must be completed at the applicant's or customer's expense by:

a. a plumbing inspector and water supply protection specialist licensed by the Texas State Board of Plumbing Examiners and in good standing at the time of the inspection;

b. a certified waterworks operator who has completed a training course, has passed an examination administered by the TCEQ or its designated agent, and holds an endorsement granted by the TCEQ or its designated agent; or

c. a licensed plumber, if the inspection and certification are for a single-family residential service.

3. Records. The District will maintain copies of completed customer service certifications for a minimum of ten years.

4. Unacceptable Plumbing Practices. If unacceptable plumbing practices are discovered, they must be promptly corrected by the customer or applicant for service to prevent contamination of the water supplied by the District. The existence of an unacceptable plumbing practice is sufficient grounds for immediate termination of service without notice in order to protect the health and safety of all District customers. Service will not be restored until the potential source of contamination has been eliminated or additional safeguards have been taken and a new customer service inspection certification is provided to the District.

F. Enforcement. If a customer fails to comply with the terms of this Article, the District may assess fines as provided in this Order, and may either terminate service and/or properly install, test, and maintain an appropriate backflow prevention device at the service connection. Any expenses associated with the enforcement of this Article will be billed to the customer.

XIV. Enforcement; Penalties.

A. Enforcement of Rules. Under Section 54.205, Texas Water Code, the provisions of this Order constitute rules that must be recognized by the courts as if they were penal ordinances of a city. This Order may be enforced by complaints filed in the appropriate court of jurisdiction in the county in which the District's principal office is located.

B. Penalties.

1. Service will not be provided by the District until all applicable requirements of this Order have been met.

2. Violation of this Order will result in the offending party being subject to the payment of a fine in an amount per violation that does not exceed the jurisdiction of the justice court, as provided by Section 27.031, Texas Government Code, which penalty will be established by the Board. In addition, the offending party will be liable to the District for all costs incurred by the District in connection with any repairs or corrections necessitated by the violation and, if any violation results in a penalty being assessed against the District by any governmental entity or regulatory authority with jurisdiction, the offending party will be responsible for the full amount of such penalty, together with all costs incurred by the District in connection with the violation and penalty in question. If the District prevails in any suit to enforce the provisions of this Order, the District may additionally recover its reasonable attorneys' fees, expert witness fees and other costs incurred by the District before the court.

XV. Filing. The Secretary of the Board is hereby directed to file a copy of this Order in the principal office of the District.

XVI. Exhibits. The following exhibits are attached to and incorporated in this Order by reference:

Exhibit "A" – Customer Service Inspection Certification

Adopted and effective May 1, 2018.

SPRINGHOLLOW MUNICIPAL UTILITY DISTRICT

By: _____
Scott Deskins, Jr., President
Board of Directors

ATTEST:

_____
Julie Philp, Secretary
Board of Directors

EXHIBIT "A"

CUSTOMER SERVICE INSPECTION CERTIFICATION

Name of PWS:_____

PWS I.D. #:_____

Location of Service:_____

I, _____, upon inspection of the private plumbing facilities connected to the aforementioned public water supply do hereby certify that, to the best of my knowledge:

	Compliance	Non-Compliance
1. No direct connection between the public water supply and a potential source of contamination exists. Potential sources of contamination are isolated from the public water system by an air gap or an appropriate backflow prevention assembly in accordance with state plumbing regulations. Additionally, all pressure relief valves and thermal expansion devices are in compliance with state plumbing codes.	☐	☐
2. No cross-connection between the public drinking water supply and a private water system exists. Where an actual air gap is not maintained between the public water supply and a private water supply, an approved reduced pressure zone backflow prevention assembly is properly installed and a service agreement exists for annual inspection and testing by a certified backflow prevention device tester.	☐	☐
3. No connection exists which would allow the return of water used for condensing, cooling, or industrial processes back to the public water supply.	☐	☐
4. No pipe or pipe fitting which contains more than 8.0% lead exists in private plumbing facilities installed on or after July 1, 1988.	☐	☐
5. No solder or flux which contains more than 0.2% lead exists in private plumbing facilities installed on or after July 1, 1998.	☐	☐
6. No plumbing fixture is installed which is not in compliance with a state approved plumbing code.	☐	☐

Water service will not be provided or restored to the private plumbing facilities until the above conditions are determined to be in compliance.

I further certify that the following materials were used in the installation of the plumbing facilities:

Service Lines: Lead ☐ Copper ☐ PVC ☐ Other ☐

Solder: Lead ☐ Lead Free ☐ Solvent Weld ☐ Other ☐

I recognize that this document will become a permanent record of the aforementioned Public Water System and that I am legally responsible for the validity of the information I have provided.

Signature of Inspector	Registration Number
Title	Type of Registration
Date	License Expiration Date

AGREEMENT FOR THE PROVISION OF NONSTANDARD RETAIL WATER SERVICE
(Parten Ranch, Hays County, Texas)

This Agreement for the Provision of Nonstandard Retail Water Service (this "*Agreement*") is entered into by and between the West Travis County Public Utility Agency (the "*WTCPUA*"), a public utility agency operating pursuant to Chapter 572, Texas Local Government Code, and HM Parten Ranch, LP, a Texas limited partnership ("*Developer*"). Unless otherwise specified, the term "*Parties*" shall mean the WTCPUA and Developer, collectively.

WHEREAS, Developer has contracted to purchase and plans to develop approximately 547 acres of land within the WTCPUA's water service area as shown on the attached **Exhibit A** (the "*Development*");

WHEREAS, Developer desires to obtain WTCPUA retail water service to the Development;

WHEREAS, Developer and the WTCPUA desire to enter into this Agreement to set forth the terms and conditions upon which the WTCPUA will provide retail water service to the Development; and

NOW, THEREFORE, in consideration of the terms, conditions, and covenants contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree to the following:

ARTICLE I.
DEFINITIONS, HEADINGS AND INTERPRETATION

Section 1.1 Definition of Terms: In addition to the terms defined in the Recitals above, the following words and phrases as used in this Agreement shall have the meanings set forth below:

(a) "*Agreement*" shall mean this Agreement, its attachments, exhibits, and matters included by reference, and any amendment or supplement thereto.

(b) "*Assignee*" shall mean any person or entity that receives an express written assignment of the rights of either Party and expressly assumes such Party's duties and responsibilities in writing with respect to this Agreement, subject to the provisions of Section 6.3 herein.

(c) "*Developer*" shall mean HM Parten Ranch, LP, a Texas limited partnership or its permitted Assignees.

(d) "*Developer Deposit*" shall mean the payment made by Developer as specified in Section 2.8 herein.

(e) "*Developer Facilities*" shall mean those facilities to be constructed by Developer pursuant to this Agreement in order to extend water service from the WTCPUA System to the Development, including internal water transmission and distribution mains/lines, water control valves (e.g., shut off valves, pressure reducing valves, flush valves, etc.), and retail water services to be located on the Property, and the off-site facilities to be constructed by the Developer that are identified on the attached Table One as Projects B, C, D, and E.

(f) "*Development*" shall mean the single family residential project generally shown in **Exhibit A** having no more than 585 LUEs of water service.

(g) "*Development Phase*" shall mean a subdivision section or phase of the Development.

(h) "*District*" shall mean a utility district created under Chapter 54 or Chapter 51 of the Texas Water Code over all or a portion of the Development.

(i) "*Effective Date*" shall mean the latest date of execution of this Agreement by either Developer or the WTCPUA.

(j) "*Gross Site Area*" shall mean the total amount of acreage in the Development.

(k) "*Impact Fees*" or "*Water Impact Fees*" shall mean those impact fees for water service collected by the WTCPUA and used to fund capital improvements to or facility expansions of the WTCPUA's Highway 290 Water System central water facilities that are identified in the WTCPUA's ten-year capital improvements plans as adopted and amended by the WTCPUA Board of Directors from time to time in accordance with Chapter 395 of the Texas Local Government Code.

(l) "Impervious Cover" shall mean all man-made improvements which prevent the infiltration of water into the natural soil, or prevent the migration of infiltration of water into the natural soil, or prevent the migration of the infiltration as base flow. Impervious Cover shall include the materials and surfaces listed in the WTCPUA's Water and Sewer Service Development Policies, as amended from time to time.

(m) "*LUE*", "*Water LUE*" or "*Living Unit Equivalent*" shall mean the measurement used in the WTCPUA Rules and Policies to determine the amount of water service usage per connection for its retail customers.

(n) "*Maximum LUEs*" shall mean 585 LUES or such lesser number of LUEs as is required for full build-out of the Development, as provided in Section 2.1.

(o) "*Net Site Area*" shall mean the net acreage in the Development calculated by subtracting the area located within undisturbed native vegetative buffers and sensitive environmental features, as described in the 2000 USFWS Recommendations, from the Gross Site Area.

(p) "*Property*" or "*Development*" shall mean the Parten Ranch Tract, with a Gross Site Area of approximately 547 acres, as described in detail on **Exhibit A** attached to this Agreement.

(q) "*Reservation Fee*" or "*Water Reservation Fee*" shall mean an annual fee imposed pursuant to the WTCPUA's Rules and Policies, as amended from time to time, to reserve water capacity in the WTCPUA System. As of June 19, 2014, the Water Reservation Fee is $569.12 per Water LUE for the WTCPUA's Highway 290 Water System. The WTCPUA Board of Directors may amend the Water Reservation Fee per LUE from time to time.

(r) "*Reservation Period*" shall mean a twenty (20) year period commencing on the Effective Date of this Agreement.

(s) "*Retail Customer*" shall mean a person or entity applying for an individual retail water service connection located in the Development.

(t) "*Settlement Agreement*" shall mean the "Settlement Agreement and Stipulation of Dismissal" from the lawsuit, Hays County Water Planning Partnership, et.al. vs. Lt. general Robert B. Flowers, U.S. Army Corps of Engineers, Thomas E. White, Secretary of the Army, Gale Norton, Secretary of the Department of the Interior, and Lower Colorado River Authority, W.D. Tex. 2002 (No. AOOCA 826SS).

(u) "*Site Plan*" shall mean the conceptual site plan prepared by Developer and previously submitted to the WTCPUA and attached hereto as **Exhibit A.**

(v) "*TCEQ*" shall mean the Texas Commission on Environmental Quality.

(w) "*TCEQ OEM*" shall mean the TCEQ optional enhanced measures, Appendix A and Appendix B to RG-348.

(x) "*USFWS*" shall mean the United States Fish and Wildlife Service.

(y) "*USFWS Measures*" shall mean one of the following, selected by the Developer in its sole discretion:

- Measures approved by the USFWS for the Development through a separate Section 7 consultation or other independent consultation; or

- The TCEQ OEM; or

- The measures set forth in the U.S. Fish and Wildlife Service Recommendations for Protection of Water Quality of the Edwards Aquifer dated September 1, 2000.

(z) "*USFWS MOU*" shall mean that certain "Memorandum of Understanding" between LCRA and the USFWS, dated May 24, 2000.

(aa) "*Water Service*" shall mean retail water service to the Development in an amount equivalent to the average daily quantity of water required to serve a maximum of 585 single family residences or 263,250 gallons per day average calculated as the product of 585 LUEs times 450 gallons per day per LUE (whichever is greater), or such smaller quantity of water as may be required to serve a lower number of LUEs within the Development, as determined pursuant to Section 2.1 herein.

(bb) "*WTCPUA*" shall mean the West Travis County Public Utility Agency or its permitted Assignees.

(cc) "*WTCPUA Rules and Policies*," shall mean the WTCPUA's rules and policies adopted by its Board of Directors, as amended from time to time, governing the provision of retail water service to the WTCPUA retail customers within its service area and related matters.

(dd) "*WTCPUA Highway 290 Water System*" shall mean that portion of the WTCPUA System located in the vicinity of State Highway 290 and so designated in the WTCPUA Rules and Policies.

(ee) "*WTCPUA Off-Site Facilities*" shall mean those facilities listed on Table One as Projects F,G, and H, to be constructed by the WTCPUA.

(ff) "*WTCPUA System*" shall mean the WTCPUA's existing water treatment and distribution facilities used by the WTCPUA to provide potable water service within its service area, including, but not limited to its raw water intake, water treatment plant, water storage tank and pumping facilities and related facilities.

(gg) "*2000 USFWS Recommendations*" shall mean the U.S. Fish and Wildlife Service Recommendations for Protection of Water Quality of the Edwards Aquifer dated September 1, 2000.

Section 1.2 **Article and Section Headings**. The headings and titles of the several articles and sections of this Agreement are solely for convenience and reference and shall not affect the meaning, construction or effect of the provisions hereof.

Section 1.3 **Interpretation**. The singular form of any word used herein shall include the plural, and vice-versa, unless the context requires otherwise. The use of a word of any gender herein shall include all other genders, unless the context requires

otherwise. This Agreement and all of the terms and provisions hereof shall be construed so as to effectuate the purposes contemplated hereby and to sustain the validity hereof.

ARTICLE II.
SERVICE COMMITMENT

Section 2.1 **WTCPUA to Provide Service.** For and in consideration of Developer's obligations, covenants and conditions set forth in this Agreement, the WTCPUA reserves and agrees to provide 585 Water LUEs of retail water service, or such lesser amount of service as Developer determines is actually required for full build-out as provided in this Section to the Development subject to the following conditions:

(a) Concurrently with the WTCPUA's approval of the plans and specifications for the first Development Phase, Developer must dedicate to the WTCPUA, without cost to the WTCPUA, a water facilities easement over the 2.0 acres of land shown in **Exhibit B** to this Agreement, together with any non-exclusive access and water line easements required to provide access to the 2.0 acre site. At the time the Development extends to the location of the 2.0 acre site, the water facilities easement area will be included within a subdivision plat as a lot and, upon recordation of the plat, the lot will be dedicated to the WTCPUA in fee simple for use by the WTCPUA as a water storage facility site. The 2.0 acre water facilities easement may be relocated upon the Parties' future, mutual agreement, as reasonably necessary to accommodate Developer's future development plan. At such time as access to the 2.0 acre site is provided, in part or in whole, over public roadways and/or public utility easements, the WTCPUA will release the non-exclusive access and waterline easements upon Developer's request, at no cost to Developer;

(b) The Development will not exceed 20 percent Impervious Cover on a Net Site Area basis;

(c) Prior to the WTCPUA's commencement of service to any phase of the Development, Developer provides written confirmation to the WTCPUA from the TCEQ that the Development (or any phase thereof) is compliant with TCEQ OEM without variance;

(d) Developer has submitted the written Engineer's Design Certification at **Exhibit C** and Engineer's Certification of Acceptance and Completion at **Exhibit D** by the deadlines established in this Agreement regarding compliance with TCEQ OEM without variance and the 20 percent Impervious Cover limitation has been confirmed by an independent third party engineer retained by the WTCPUA and paid for by the Developer consistent with the WTCPUA's Board directive in effect as of the date of this Agreement. Both the certifications and the confirmation provided for in this Subsection will rely and be based on TCEQ RG-348A Appendix A

Table 4-1 "Impervious Cover for Residential Tract" for the purposes of calculating Impervious Cover;

(e) Developer pays to the WTCPUA Water Impact Fees as provided in Section 4.1 herein;

(f) Developer pays to the WTCPUA Water Reservation Fees as set forth in Section 4.3 of this Agreement; and

(g) Developer complies with all terms and provisions set forth in this Agreement.

If Developer revises its development plan for the Property and thereby reduces its water LUE requirement for the Development below 585 LUEs, Developer will have the right, in its sole and absolute discretion, to reduce the Maximum LUEs to be provided by the WTCPUA to the Development and the Water Impact Fees and other charges to be paid by Developer under this Agreement. In that event, Developer will give written notice to the WTCPUA of the reduction and, thereafter, the reduced number of LUEs will be substituted for and replace the 585 LUES originally specified as the Maximum LUEs in this Agreement. Notwithstanding the foregoing, the Developer may not decrease the Maximum LUEs by more than 10 percent (i.e., below 526) without a mutually agreeable amendment to this Agreement.

Section 2.2 Project Facilities and Water Service Commitment Schedule. The WTCPUA will make water service available to the Development in accordance with the schedule attached to this Agreement as Table One. For purposes of clarification, the WTCPUA confirms that its commitment is to provide 130 LUEs of service upon the completion of Projects Nos. A and B; 300 LUEs of service upon the completion of Project Nos. C and D; and 585 LUEs of service upon the completion of Projects E and F.

Section 2.3 Retail Water Service Use Restriction. The WTCPUA commits and agrees to provide all water required for single-family residential customers and single-family residential lawn irrigation within the Development, plus not to exceed ten LUEs of water service for common area irrigation and amenity center usage; however, the WTCPUA will have no obligation to provide more than five LUES of the aforementioned ten LUEs of retail water service for common area irrigation, nor to provide retail water service for the filling of wet ponds and/or for stormwater treatment. In no event shall the WTCPUA have an obligation to provide more than 585 LUEs of water service to the Development. Developer agrees that the restrictive covenants applicable to the Development will require compliance with the WTCPUA's landscaping water conservation measures attached as **Exhibit E**.

Section 2.4 Fire Flows. Developer, at its sole expense, will pay for any oversizing of the WTCPUA's on-site and off-site water facilities required to provide

pressure necessary for fire flows to the Development to meet local fire code regulations and requirements.

Section 2.5 **WTCPUA Retail Water Meters**. The WTCPUA may, in its sole discretion, install or require installation of AMR or other radio transmitting water meters and on-site meter data collectors. The Developer will cooperate with the WTCPUA in determining suitable meter data collection points within the Development.

Section 2.6 **Wastewater Service**. The Developer will be responsible for arranging for wastewater service to the Development, and the WTCPUA shall have no obligation to provide retail or wholesale wastewater service. All wastewater service shall be provided in strict accordance with all applicable wastewater rules, regulations and provisions promulgated by Hays County, Texas; the TCEQ and any other agency of the State of Texas with jurisdiction; and the U.S. Environmental Protection Agency. If Developer creates a District to provide retail wastewater service within the Development, the WTCPUA and the District may enter into a billing services agreement under which the WTCPUA provides consolidated billing, collection and other customer services to District wastewater customers located within the boundaries of the Development. Any such wastewater billing services agreement will, among other things, provide for compensation by the District of the costs and expenses incurred by the WTCPUA to provide such services.

Section 2.7 **No Implied Waivers or Credits**. Nothing in this Agreement shall be interpreted to waive the WTCPUA's retail water service conditions for Retail Customers in the Development or otherwise grant Developer or the Development or any portion thereof any credit against or waiver of any fee, charge, or payment otherwise applicable under this Agreement or the WTCPUA's Rules and Policies, except as provided in Section 4.2.

Section 2.8 **Developer Deposit**. As of the Effective Date, Developer has provided the WTCPUA with the Developer Deposit in the amount of $46,583.09. The Developer Deposit shall be used to pay the WTCPUA's actual charges and fees payable by the Developer under the WTCPUA's Rules and Policies with respect to the extension of service to the Development. The WTCPUA agrees to provide an accounting of and backup for the use of the Developer's Deposit upon request. To the extent such charges and fees incurred for the Development exceed or are in good faith projected to exceed the amount of the original Developer Deposit as specified above, the WTCPUA shall invoice Developer for the excess amount and payment by Developer shall be due upon its receipt of such invoice. Delay by Developer in paying any such invoice when due may delay the WTCPUA's review and acceptance of the Developer Facilities and the commencement of retail water service to the Development. Any funds remaining in the Developer Deposit (including any additional amounts deposited by Developer under this Section) shall be promptly refunded to Developer upon the WTCPUA's commencement of service.

ARTICLE III.
DEVELOPER FACILITIES AND WTCPUA OFF-SITE FACILITIES

Section 3.1 Developer Facilities. The provision of retail water service to the Development pursuant to the terms of this Agreement is expressly conditioned upon the design and construction of the Developer Facilities as provided in this Agreement.

(a) Developer, at Developer's sole cost and without reimbursement from the WTCPUA, shall design, construct, and test the Developer Facilities. The construction of the Developer Facilities will occur in phases, as required by the timing of development within the Property and as set forth in Table One.

(b) Developer shall construct the Developer Facilities in compliance with applicable WTCPUA Rules and Policies, regulations and specifications. Developer shall submit all (i) plans and specifications for each phase or portion of the Developer Facilities and (ii) the Engineer's Design Certification at **Exhibit C** to the WTCPUA for review and approval prior to commencement of construction. The WTCPUA agrees to review all such plans and specifications and provide comments in a timely manner and in no event more than 30 days after the date of the submittal, and further agrees that its approval will not be unreasonably withheld, conditioned or delayed. Developer shall pay applicable WTCPUA plan review and inspection fees as provided in the WTCPUA Rules and Policies, and construction of the Developer Facilities shall be subject to all applicable WTCPUA Rules and Policies.

(c) If any preliminary plan approved by Hays County for the Development is amended, Developer shall provide the WTCPUA with notice of the amendment and a copy of the amended preliminary plan within thirty (30) days of such approval.

Section 3.2 Developer Facilities Conveyance Requirements.

(a) Upon completion of any phase of the Developer Facilities, the Developer agrees to (i) prepare, execute, and file all instruments reasonably necessary to convey that phase of the Developer Facilities to either the WTCPUA or, if applicable, the District, (ii) execute an affidavit, to the best of the Developer's knowledge, that no debt remains unpaid to any contractor, laborer, or material supplier which has or could result in a valid lien encumbering, or claim against, the applicable phase of the Developer Facilities; and (iii) prepare and provide to the WTCPUA the Engineer's Certificate of Acceptance and Completion at **Exhibit D**.

(b) The Developer shall also convey all easements necessary to own, operate, and maintain each phase of the Developer Facilities. The Developer

represents that the Developer Facilities will be constructed in easements or on sites owned by the Developer, or within easements dedicated to the public. All documents or instruments of conveyance, release, transfer, or assignment required hereunder shall be in a form and content reasonably acceptable to the WTCPUA.

Section 3.3 **WTCPUA Off-Site Facilities**. The provision of retail water service to the Development pursuant to the terms of this Agreement for LUEs greater than 300 in the Development is expressly conditioned upon the design and construction of the WTCPUA Off-Site Facilities as provided in this Agreement. The sizing of the WTCPUA Off-Site Facilities described in Table One has been determined in part based on the WTCPUA's commitment of 585 Water LUEs to the Developer as set forth in Section 2.1, above. Subject to the provisions set forth in Section 2.1, above, if Developer amends its development plan and thereby reduces its water LUE requirement for the Development below 585 LUEs, the sizing, but not the need for, the Off-Site Facilities described in Table One will be reduced by the WTCPUA appropriately to reflect the Development's reduced water demand on the WTCPUA Water System. The WTCPUA agrees to fund, design and construct the WTCPUA Off-Site Facilities described above in accordance with the schedule set forth in Table One, provided that Developer prepays to the WTCPUA the Water Impact Fees described in Section 4.1 of this Agreement.

ARTICLE IV.
COMMENCEMENT OF SERVICE BY WTCPUA

Section 4.1 **Water Impact Fees**. Developer agrees to pay Water Impact Fees to the WTCPUA as provided in this Section. All Impact Fees will be payable in the amount per LUE in effect at the time of payment, as adopted by the WTCPUA Board of Directors.

(a) Except as provided in subsection (b) below, Water Impact Fees will be payable to the WTCPUA based on the number of LUEs associated with each Development Phase and will be paid upon the WTCPUA's approval of the construction plans. Developer agrees that it will not record a final plat for any Development Phase until the Water Impact Fees for that phase have been paid to the WTCPUA as required by this Section.

(b) Unless previously paid as provided in Table One, Developer agrees to prepay the 130 Water Impact Fees referenced as Project B in Table One to the WTCPUA within 60 days of the WTCPUA's issuance of written notice to Developer confirming that the WTCPUA has approved one or more work orders for the design of the WTCPUA Off-Site Facilities, but not before the platting of the first residential lot within the Development. The WTCPUA shall diligently proceed with completion of such design and construction of such facilities in a timely manner that is consistent with Developer's build-out of the Development; provided, however that such completion shall occur no earlier than 36 months from the Effective Date

and no later than five years from Developer's prepayment of Impact Fees as provided in this subsection (b).

(c) Developer acknowledges that the WTCPUA is not required to commence water service to a Retail Customer in the Development until Developer and/or the Retail Customer has complied with all applicable provisions of the WTCPUA Rules and Policies governing the commencement of such service, including the payment of Water Impact Fees and other charges and fees and compliance with USFWS Measures as provided in in Section 2.1.

Section 4.2 Impact Fee Credit. Upon Developer's payment of Water Impact Fees as provided in Section 4.1, above, the Developer will have a credit for the Impact Fees paid and the WTCPUA will grant each applicant for water service within the Development a credit for one water Impact Fee, provided that the cumulative sum of all credited Water Impact Fees within the Development does not exceed a total of 585. No applicant for water service in the Development will be entitled to obtain more than one LUE of water service per single family lot.

Section 4.3 Reservation Fees. Within six months of the Effective Date of this Agreement and continuing annually on or after each anniversary of the Effective Date during the Reservation Period, Developer shall pay to the WTCPUA Reservation Fees calculated by multiplying the number of LUEs of water service then reserved by the WTCPUA for Developer under this Agreement for which Impact Fees have not been paid times the then-current Reservation Fee contained in the WTCPUA Rules and Policies. Each annual payment of Reservation Fees will be due on the later of (i) the annual anniversary of the Effective Date or (ii) the date on which the WTCPUA has confirmed, in writing, the number of LUEs out of the Maximum LUEs for which Reservation Fees are due (the "*Due Date*"). Upon each annual payment of Reservation Fees, the LUEs for which Reservation Fees have been paid will be considered to be in "reserved status" for the next year of the Reservation Period. Reservation Fees are non-refundable and non-reimbursable. If Reservation Fees are not paid annually within thirty (30) days of any Due Date, the WTCPUA will give written notice to Developer of the Reservation Fees due and, unless Developer makes payment within 30 days of the date of that notice, any remaining LUEs for which Reservation Fees are due but have not been paid will no longer be considered in "reserved status" and such nonpayment will be considered a breach of contract and this Agreement may be terminated upon written notice to Developer by the WTCPUA.

Developer's obligation to pay Reservation Fees shall terminate at such time as water Impact Fees for ninety-five percent (95%) of the Maximum LUEs have been paid or credited.

Furthermore, the Developer agrees and understands that the WTCPUA's commitment of retail water service to the Property pursuant to this Agreement is a contract right only unique to the Development based on the conditions set forth in this

Agreement. The commitment does not run with the Property and is not automatically assigned to third parties upon conveyance of the Property except in connection with a permitted assignment under Section 6.3.

ARTICLE V.
TERM; DEFAULT

Section 5.1 Effective Date; Termination. This Agreement shall become effective upon the Effective Date. The WTCPUA may terminate this Agreement upon written notice to Developer if (i) for any of the Maximum LUEs for which a Retail Customer has not requested service in accordance with the WTCPUA Rules and Policies and Section 2.1 of this Agreement by the twentieth anniversary of the Effective Date; or (ii) if Developer has not submitted its first set of plans and specifications for the first Development Phase and paid the 130 Impact Fees to be prepaid under Section 4.1(b) of this Agreement by the fifth anniversary of the Effective Date; or (iii) Developer fails to pay the annual Reservation Fees when due as provided in Section 4.3. The Parties may extend the termination deadlines in this Section by written amendment of this Agreement. Unless earlier terminated, this Agreement shall extend from the Effective Date for as long as the WTCPUA provides service to Retail Customers located in the Development. Termination of this Agreement will not affect the WTCPUA's obligation to provide service to existing customers within the Development.

Section 5.2 Default.

(a) If Developer defaults on or materially breaches any one or more of the provisions of this Agreement, the WTCPUA shall give Developer thirty (30) days to cure such default or material breach after the WTCPUA has made written demand to cure the same. A breach is material if Developer fails to meet or otherwise violates its obligations and responsibilities as set forth in this Agreement. If Developer fails to cure a breach or default involving the payment of money to WTCPUA within such thirty days or fails to cure or take reasonable steps to effectuate such a cure within thirty days if the breach or default does not involve the payment of money to WTCPUA and is not capable of being cured within thirty days, WTCPUA may terminate this Agreement upon written notice to Developer. Upon such termination, WTCPUA will retain all payments made, if any, by Developer to the WTCPUA under this Agreement and the WTCPUA shall have no duty to extend water service to any additional Retail Customers within the Development under this Agreement after the date of termination. If any default is not capable of being cured within thirty (30) days, then WTCPUA may not terminate this Agreement or exercise any other remedies under this Agreement so long as Developer diligently and continuously pursues curative action to completion.

(b) If the WTCPUA defaults on or materially breaches any one or more of the provisions of this Agreement, Developer shall give WTCPUA thirty (30)

days to cure such default or material breach after Developer has made written demand to cure the same and before Developer files suit to enforce the Agreement. In the event of default by WTCPUA, Developer may, as its sole and exclusive remedy (a) seek specific performance or a writ of mandamus from a court of competent jurisdiction compelling and requiring WTCPUA and its officers to observe and perform their obligations under this Agreement; or (b) if specific performance and a writ of mandamus are barred by governmental immunity, if the WTCPUA is determined to be barred or prohibited from providing or causing to be provided Water Service to the Development in the manner contemplated by this Agreement, or such remedies are otherwise unavailable under applicable law, then Developer may pursue all other legal and equitable remedies. A breach is material if WTCPUA violates its obligations and responsibilities as set forth in this Agreement.

ARTICLE VI.
GENERAL PROVISIONS

Section 6.1 **District Creation.** It is contemplated that a District may be created under Chapter 51 or Chapter 54 of the Texas Water Code upon all or a portion of the Development. The WTCPUA agrees that, upon final creation, certain rights and obligations of the Developer under this Agreement may be assigned to and be assumed by the District. The Developer will give written notice of any such assignment of the Agreement to the WTCPUA. Anything herein to the contrary notwithstanding, if the bond counsel that the Developer has engaged on behalf of the District (or, after creation of the District, the District's bond counsel) determines that the conveyance of any Developer Facilities to the WTCPUA would jeopardize the Developer's ability to be reimbursed by the District for the costs of the Developer Facilities in question, then the WTCPUA agrees that, at the Developer's request and in lieu of conveyance as contemplated by this Agreement, the Developer Facilities may, if permitted by applicable law, be conveyed to the District and the WTCPUA agrees, to the extent permitted by applicable law, to accept and operate the Developer Facilities under a long-term lease agreement encompassing terms mutually agreeable to the Parties and such bond counsel. It is the Parties controlling intention in entering into this Agreement that the WTCPUA provide or cause to be provided Water Service to the Development and that such service be provided in a manner consistent with the Developer's reimbursement of its costs to the maximum extent permitted by the Texas Water Code and the rules of the TCEQ.

Section 6.2 **Entire Agreement.** This Agreement contains the complete and entire agreement between the Parties respecting the matters addressed herein, and supersedes any prior negotiations, agreements, representations and understandings, oral or written, if any, between the Parties respecting such matters. This Agreement may not be modified, discharged or changed in any respect whatsoever, except by a further agreement in writing duly executed by the Parties hereto.

Section 6.3 **Assignment**. Developer may assign this Agreement only with the express written approval of the WTCPUA, which approval shall not be unreasonably withheld; provided that the WTCPUA approves and agrees that Developer may assign this Agreement, (a) to (i) the District; or (ii) a new partnership or business entity that is the Developer's successor in interest with regard to the Development and represented by the same principals as the previous Developer entity if the Developer provides written notice of such assignment to the WTCPUA within two years of the Effective Date of the assignment, or (iii) to Developer's lender or a successor to Developer's lender, provided that such assignee assumes and agrees to perform Developer's obligations under this Agreement and no consent to any such assignment will be required, or (b) in accordance with the WTCPUA's Rules and Policies in effect as of the Effective Date of this Agreement. Developer agrees that the WTCPUA may assign this agreement to a successor governmental entity created for the purpose of assuming all of the WTCPUA's assets and liabilities, including a water conservation and reclamation district created pursuant to Article XVI, Section 59 of the Texas Constitution, provided that such successor governmental entity assumes and agrees to perform all of the WTCPUA's obligations under this Agreement.

Section 6.4 **Notices.** Any notice given pursuant to this Agreement must be in writing and may be given via regular U.S. Mail, via electronic mail or by hand delivery to the addresses of the Parties shown below. A notice shall be deemed delivered on the earlier of (1) the date actually received; or (2) three (3) days after posting in the U.S. Mail. Notice shall be provided to the following addresses:

WTCPUA: General Manager
West Travis County PUA
12117 Bee Cave Road
Building 3, Suite 120
Bee Cave, Texas 78738
Email: generalmanager@wtcpua.org

Copy to: Lauren Kalisek
Lloyd Gosselink Rochelle & Townsend, P.C.
816 Congress Avenue, Suite 1900
Austin, Texas 78701
Email: lkalisek@lglawfirm.com

Developer: HM Parten Ranch, LP
1101 North Lamar Boulevard
Austin, Texas 78703
Email: Jay@jayhanna.com

Copy to: Sue Littlefield
Armbrust & Brown, PLLC
100 Congress Avenue, Suite 1300
Austin, Texas 78701
Email: SLittlefield@abaustin.com

Any notice given under this Contract will be ineffective unless given in accordance with the provisions of this Section. Either Party may change its address for notice by giving the other Party five days' written notice of the change.

Section 6.5 **Invalid Provision**. Any clause, sentence, provision, paragraph or article of this Agreement held by a Court of competent jurisdiction to be invalid, illegal or ineffective shall not impair, invalidate or nullify the remainder of this Agreement, but the effect thereof shall be confined to the clause, sentence, provision, paragraph or article so held to be invalid, illegal, or ineffective.

Section 6.6 **Applicable Law**. This Agreement shall be construed under the laws of the State of Texas and all obligations of the Parties hereunder are performable in Travis County, Texas. Venue for any action arising under this Agreement shall be in Travis County, Texas.

Section 6.7 **Time is of the Essence**. Time shall be of the essence in this Agreement.

Section 6.8 **Third Party Beneficiaries**. Except as otherwise expressly provided herein, nothing in this Agreement, express or implied, is intended to confer upon any person, other than the Parties hereto and their heirs, personal representatives, successors and assigns, any benefits, rights or remedies under or by reason of this Agreement.

Section 6.9 **Saturday, Sunday, or Legal Holiday**. If any date set forth in this Agreement for the performance of any obligation or for the delivery of any instrument or notice should be on a Saturday, Sunday, or legal holiday, the compliance with such obligation or delivery shall be acceptable if performed on the next business day following such Saturday, Sunday or legal holiday. For purposes of this subparagraph, "legal holiday" shall mean any state or federal holiday for which financial institutions or post offices are generally closed in Travis County, Texas, for observance thereof.

Section 6.10 **Counterparts**. This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original and all of which shall together constitute one and the same instrument.

Section 6.11 **Exhibits**. All recitals and all schedules and exhibits referred to in this Agreement are incorporated herein by reference and shall be deemed part of this Agreement for all purposes as if set forth at length herein.

Section 6.12 **No Joint Venture, Partnership, Agency, Etc.** This Agreement shall not be construed as in any way establishing a partnership or joint venture, express or implied agency, or employer-employee relationship between the Parties hereto.

(The remainder of this page has been intentionally left blank, and the signature page or pages follow.)

IN WITNESS WHEREOF, this instrument is executed on the Effective Date.

WTCPUA:

WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY

By: _____
Larry Fox, President
Board of Directors

Date: 02/19/2015

ATTEST:

_____
Ray Whisenant, Jr., Secretary
Board of Directors

DEVELOPER:

HM Parten Ranch, LP, a Texas limited partnership

By: Hanna/Magee GP#1, Inc., a Texas corporation, its general partner

By:_____
Blake Magee, President

Date: 4/13/15

EXHIBIT A

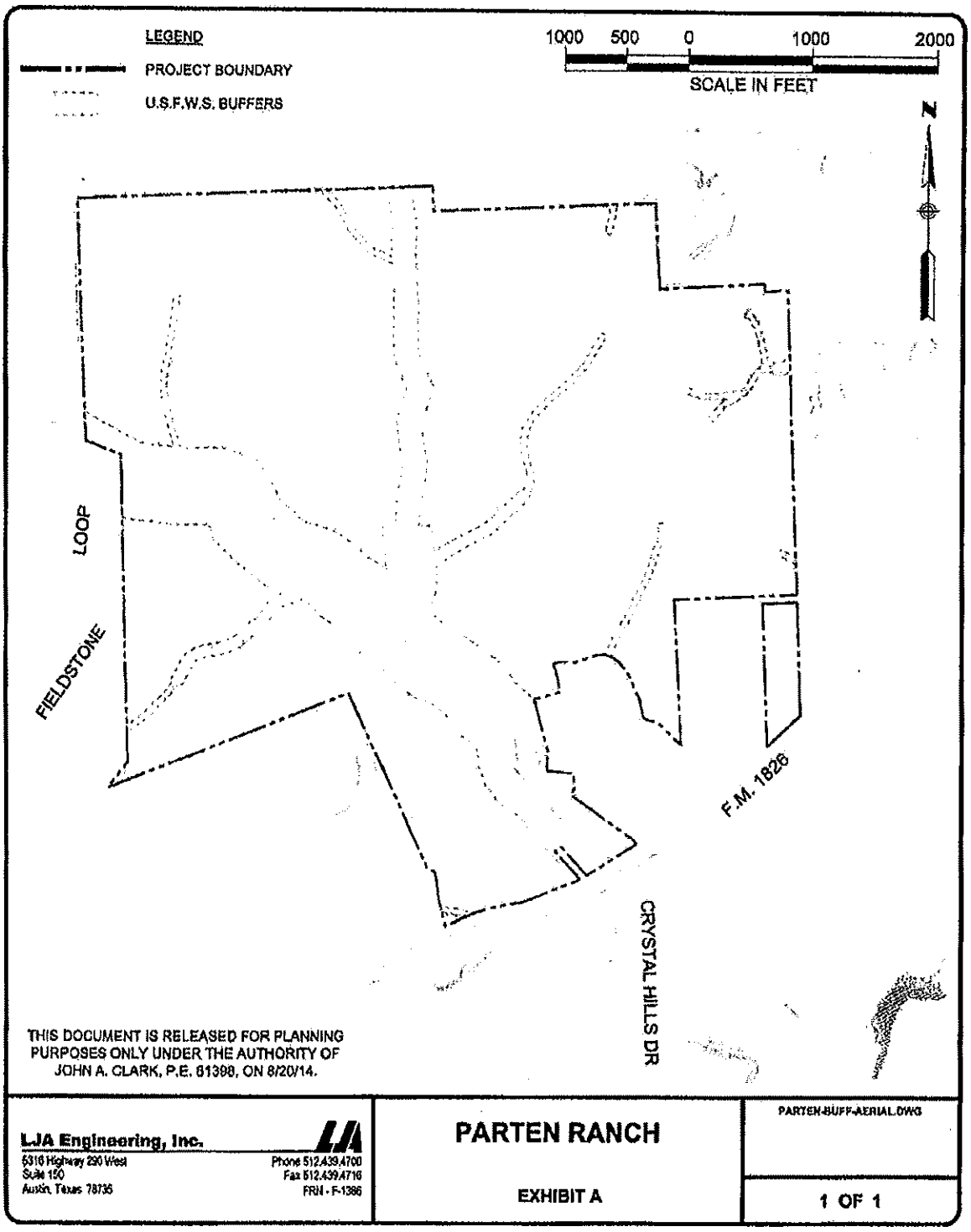
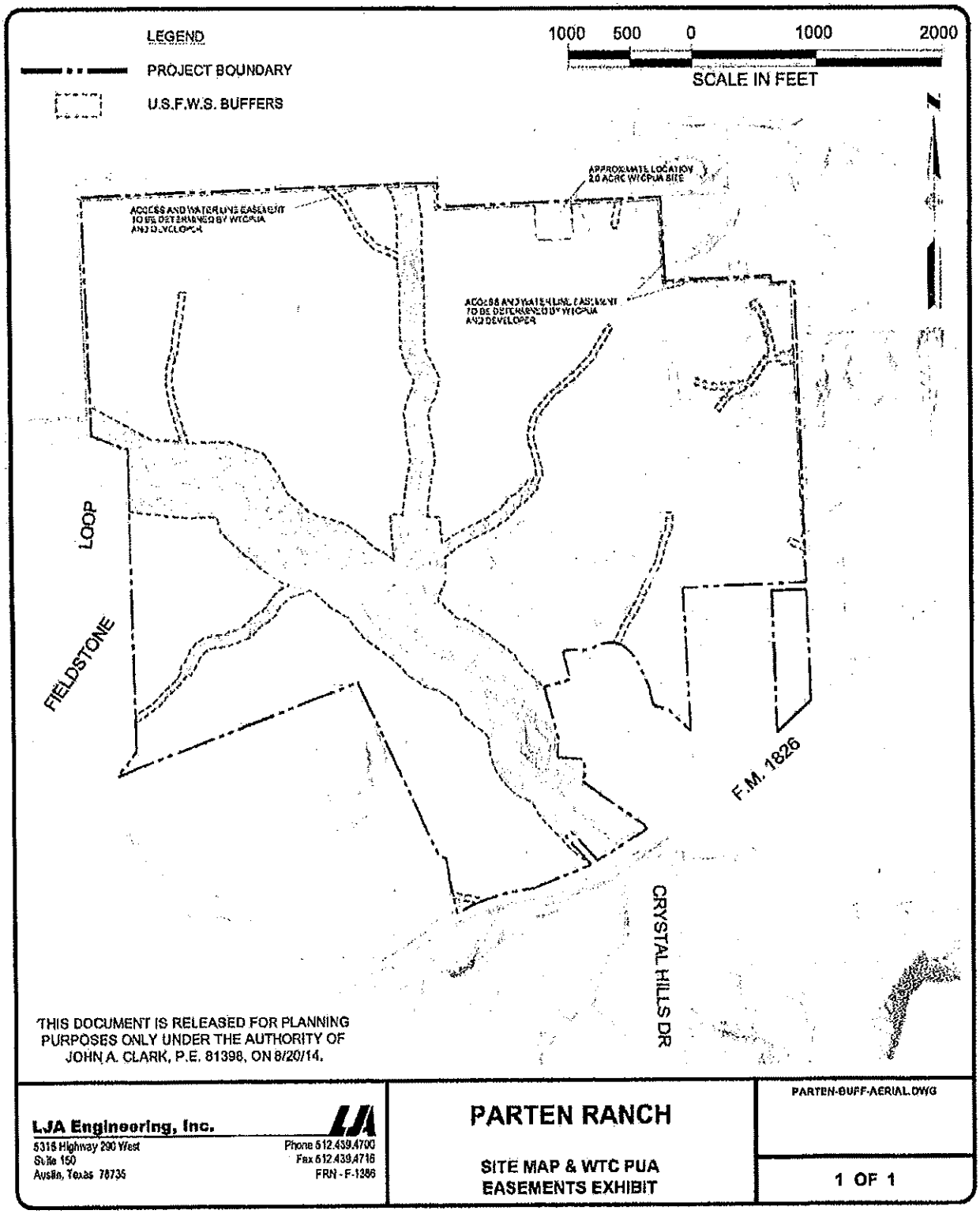

LEGEND
PROJECT BOUNDARY
U.S.F.W.S. BUFFERS
1000 500 0 1000 2000
SCALE IN FEET
N
LOOP
FIELDSTONE
F.M. 1826
CRYSTAL HILLS DR
THIS DOCUMENT IS RELEASED FOR PLANNING PURPOSES ONLY UNDER THE AUTHORITY OF JOHN A. CLARK, P.E. 81398, ON 8/20/14.
LJA Engineering, Inc.
6316 Highway 290 West
Suite 150
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386
PARTEN RANCH
EXHIBIT A
PARTEN-BUFF-AERIAL.DWG
1 OF 1

EXHIBIT B


LEGEND
PROJECT BOUNDARY
U.S.F.W.S. BUFFERS
1000 500 0 1000 2000
SCALE IN FEET
APPROXIMATE LOCATION 2.0 ACRE WTCPUA SITE
ACCESS AND WATERLINE EASEMENT TO BE DETERMINED BY WTCPUA AND DEVELOPER
ACCESS AND WATERLINE EASEMENT TO BE DETERMINED BY WTCPUA AND DEVELOPER
LOOP
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Suite 150
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386
PARTEN RANCH
SITE MAP & WTC PUA EASEMENTS EXHIBIT
PARTEN-BUFF-AERIAL.DWG
1 OF 1

EXHIBIT C

ENGINEER'S DESIGN CERTIFICATION

The undersigned person, a professional engineer licensed with the State of Texas, hereby certifies to the following:

1. I am generally familiar with the _____ Phase _____ subdivision (the "Subdivision"), commonly known as "_____" which is part of a master planned development in Hays County, Texas (the "Master Development").

2. I am familiar with the Texas Commission on Environmental Quality's Edwards Aquifer Protection Program and, specifically, "Optional Enhanced Measures for the Protection of Water Quality in the Edwards Aquifer" published as an Appendix to the TCEQ's Regulatory Guidance Document RG-348 (February 14, 2005) approved by the United States Fish & Wildlife Service as an alternative to a no "take" determination under the Endangered Species Act ("OEM"). The OEM is incorporated herein by reference for all purposes.

3. In addition to conducting site visits of the Subdivision, I have reviewed the following plans and plats for the subdivision:

   (a) Subdivision plat of _____, Phase _____
   (b) Construction plans for _____, Phase _____

4. It is my opinion, as a professional engineer, that if the facilities contemplated by the above-referenced subdivision plans and plats are constructed and/or installed as contemplated, the Subdivision will be in substantial compliance with the OEM described in Paragraph 2 above, that pertain to stream buffers, permanent BMP implementation, TSS removal requirements, and measures to protect stream morphology and that the Subdivision will be in substantial compliance with the requirement that the Master Development not exceed 20% Impervious Cover on a Net Site Area basis. Furthermore, the plans, plats, deed restrictions and/or restrictive covenants for the Subdivision incorporate physical elements, such as stream buffers and permanent best management practices for the Subdivision, that are reasonably consistent with the OEM.

_____
Signature

_____
Printed Name

_____
Date

(Seal) Texas Registration Number

EXHIBIT D

ENGINEER'S CERTIFICATION OF ACCEPTANCE & COMPLETION

The undersigned person, a professional engineer licensed with the State of Texas, hereby certifies to the following:

1. I am generally familiar with the _____ Phase _____ subdivision (the "Subdivision"), commonly known as "_____" which is part of a master planned development in Hays County, Texas (the "Master Development").

2. I am familiar with the Texas Commission on Environmental Quality's Edwards Aquifer Protection Program and, specifically, "Optional Enhanced Measures for the Protection of Water Quality in the Edwards Aquifer" published as an Appendix to the TCEQ's Regulatory Guidance Document RG-348 (February 14, 2005) approved by the United States Fish & Wildlife Service as an alternative to a no "take" determination under the Endangered Species Act ("OEM"). The OEM is incorporated herein by reference for all purposes.

3. In addition to conducting site visits of the Subdivision and having reviewed the plans and plats for the Subdivision, I have inspected the completed facilities:

   _____

4. Construction plans and plats for the Subdivision are filed as public records as follows:

   _____

5. It is my opinion, as a professional engineer, that the facilities were constructed as contemplated by the above-referenced Subdivision plans and plats and, accordingly, the Subdivision is in substantial compliance with the OEM described in Paragraph 2 above, that pertain to stream buffers, permanent BMP implementation, TSS removal requirements, and measures to protect stream morphology and that the Subdivision is in substantial compliance with the requirement that the Master Development not exceed 20% Impervious Cover on a Net Site Area basis. Furthermore, the plans, plats, deed restrictions and/or restrictive covenants for the Subdivision incorporate physical elements, such as stream buffers and permanent best management practices for the Subdivision, that are reasonably consistent with the OEM.

_____
Signature

_____
Printed Name

_____
Date

(Seal) Texas Registration Number

EXHIBIT E

WATER CONSERVATION MEASURES

Irrigation System Specifications:

1. All newly installed irrigation systems, must be installed in accordance with state law, Title 2 Texas Water Code, Chapter 34 and Title 30 Texas Administrative Code, Chapter 344 rules, as regulated and enforced by the Texas Commission on Environmental Quality.

2. Landscape irrigation systems shall not be mandatory.

3. Landscape irrigation systems shall be designed by a licensed irrigator unless the homeowner is physically installing the system.

4. Irrigation systems shall be in accordance with TCEQ Chapter 344 requirements.

5. Irrigation systems shall be designed with:

   a. an isolation valve between the water meter and the backflow prevention device;

   b. a master valve installed on the discharge side of the backflow prevention device;

   c. separate zones based on plant material type, microclimate factors, topographic features, soil conditions, hydrological requirements, and with all emission devices at the same precipitation rate;

   d. sprinkler heads spaced for head-to-head coverage, or heads spaced according to manufacturer's recommendations and adjusted for prevailing winds;

   e. a benchmark distribution uniformity percentage of 0.6 or higher;

   f. no run-off, with no direct over spray onto non-irrigated areas;

   g. pop-up spray heads and rotors set back at least 4 inches from impervious surfaces;

   h. no above-ground spray irrigation in landscapes that are less than 48 inches;

   i. a rain or moisture shut-off device or other technology;

   j. depth coverage of piping in accordance with the manufacturer's specifications (if unspecified, the piping must be installed to provide minimum depth coverage of six inches of select backfill, between the top of the pipe and the natural grade of the topsoil);

k. underground electrical wiring must be listed by Underwriters Laboratories as acceptable for underground burial, sized according to the manufacturer's recommendation, and include waterproof wire splices;
l. emission devices installed to operate at the minimum and not above the maximum sprinkler head pressure as published by the manufacturer for the nozzle and head spacing that is used; and

m. a controller capable of dual or multiple programming, with at least several start times for each irrigation program, a water budgeting feature and programmable to irrigate with a frequency of every one to ten days, or by day of week.

6. An irrigator must present the irrigation system owner with an irrigation plan drawn to scale that includes, at a minimum, the following information:

   a. the irrigator's seal, signature, and date of signing;

   b. all major physical features and the boundaries of the areas to be watered;

   c. a North arrow and legend;

   d. the zone flow measurement for each zone;

   e. location and type of controller and sensor;

   f. location, type and size of water meter, backflow prevention, water emission device, valve, pressure regulation component, main line and lateral piping;

   g. the scale used;

   h. the design pressure;

   i. monthly irrigation schedule for the plant establishment period (first three months); and

   j. the water utility recommended watering schedule (no more than twice per week), including seasonal adjustments, in a format that can be posted by the controller box;

7. Spray irrigation for each home/business shall be limited to 2.5 times the foundation footprint, with a 12,000 sq foot maximum. The footprint may include both the house and the garage, but not the driveway or patio.

8. Irrigation systems for entryways and common areas shall incorporate design and conservation features applicable to lots within the subdivision. Drip irrigation in common areas will be used where feasible.

Irrigation System Maintenance Specifications:

1. The developer, builder and/or homeowner association shall follow and educate homeowners on the water utility recommended watering schedule both at residences and in common areas, as follows:

   June, July, August and September – ½ inch of water twice per week
   March, April, May and October – ½ inch of water once per week
   November through February – turn off irrigation system

2. Irrigation systems in common areas shall be monitored once per month, and any repairs will be made in a timely manner;

3. Watering of common areas and residential landscapes shall be limited to the recommended time of day watering schedule of the water utility (no watering between 10:00 AM and 7:00 PM) unless irrigation of reclaimed water during the day is necessary to meet regulatory requirements.

Soil Specifications:

1. All irrigated and newly planted turf areas will have a minimum settled soil depth of 4 inches;

   a. builders and owners will import soil if needed to achieve sufficient soil depth;

   b. soil in these areas may be either native soil from the site or imported, improved soil;

   c. improved soil shall have a minimum organic content of 5% or will be an amended mix of no less than twenty percent compost blended with sand and loam (caliche shall not be considered as soil);

   d. undisturbed, non-irrigated natural areas are exempt from these requirements.

2. In new development;

   a. native soil shall be stockpiled and reused on site;

   b. topsoil that is added to the site shall be incorporated in a 2 to 3 inch scarified transition layer to improve drainage.

Planting Specifications:

1. Builders shall offer homeowner a conservation landscape option such as the LCRA Hill Country Landscape Option (HCLO) that includes only plants selected from native and adapted plant list approved by the LCRA. Turf that is used as part of this option shall have

summer dormancy capabilities. General specifications of the HCLO and the WaterWise plant list is available at http://www.lcra.org/water/save.

2. New developments shall have an example of a conservation landscape, including appropriate soil depth, plant choice, plant spacing and efficient irrigation system at a minimum of one model home and/or at a community/amenity center.

3. Invasive plants listed in this document shall not be used.

4. In new homes, no more than fifty percent of the landscape may be planted in turf.

Landscape Chemical Use Specifications:

1. Landscape companies providing maintenance on all common areas and individual landscapes must only use integrated pest management (IPM) to minimize exposure of storm water runoff to chemicals (fertilizers, herbicides and pesticides). IPM techniques shall include the following steps:

   a. accurately identify pest or disease problem before considering treatment;

   b. explore cultural or mechanical controls (i.e. modification of irrigation, pruning, etc.);

   c. look for biological control options (i.e. predatory insects for pest control, Bt for caterpillar control, etc.);

   d. consider chemical control only if other options fail;

   e. utilize least-toxic and targeted chemical controls;

   f. baits are preferable to broad-spectrum chemical application;

   g. follow instructions on chemical labels exactly; and

   h. perform periodic monitoring for early detection of potential problems.

2. Landscape companies providing maintenance on all common areas and individual landscapes shall use the following fertilizer practices;

   a. fertilization of turf areas shall not be required;

   b. in turf areas that are to be fertilized, natural or certified organic fertilizers with less than 4% phosphorus shall be used;

   c. fertilizer shall be applied at a rate of ½ pound of nitrogen per 1000 square feet, not to exceed a total of one pound of nitrogen per 1000 square feet per year.

3. Builders or property managers must present guidelines for IPM plans and fertilizer practices meeting the deed restriction requirements to home buyers at the time of closing. These guidelines shall also be included in HOA or POA landscape maintenance contracts.

List of Invasive Plants Not Acceptable for Use

The following list comes from the August 2004 edition of the Grow Green Guide to Native and Adapted Landscape Plants, available at http://www.ci.austin.tx.us/growgreen

Trees to Avoid	
Chinaberry	*Melia azedarach*
Chinese Parasol tree	*Firmiana simplex*
Chinese Pistache	*Pistacia chinensis*
Chinese Tallow	*Sapium sebiferum*
Mimosa (non-native)	*Albizzia julibrissin*
Paper Mulberry	*Broussonetia papyrifera*
Salt Cedar	*Tamarisk spp.*
Tree of Heaven	*Atlanthus altissima*
Vitex	*Vitex agnus-castus*
White Mulberry	*Morus alba*

Shrubs to Avoid	
Chinese Photinia	*Photinia spp.*
Common Privet	*Ligustrum sinese, L. vulgare*
Japanese Ligustrum	*Ligustrum lucidum*
Nandina (berrying varieties)	*Nandina domestica*
Pyracantha	*Pyracantha spp.*
Russian Olive	*Elaeagnus angustifolia*
Wax Leaf Ligustrum	*Ligustrum japonicum*

Vines to Avoid	
Cat's Claw Vine	*Macfadyena unguis-cati*
English Ivy	*Hedera helix*
Japanese Honeysuckle	*Lonicera japonica*
Kudzu	*Pueraria lobata*
Vinca	*Vinca major, V. Minor*
Wisteria (non-active)	*Wisteria sinensis, W. floribunda*

Other Plants to Avoid	
Elephant Ear	*Alocasia spp., Colocasia spp.*
Giant Cane	*Arundo donax*
Holly Fern	*Cyrtomium falcatum*
Running Bamboo	*Phyllostachys aurea*

TABLE ONE DEVELOPER AND WTCPUA OFF-SITE FACILITIES AND ANTICIPATED SCHEDULE

COLUMN 1 PROJECT NO.	COLUMN 2 FACILITY	COLUMN 3 RESPONSIBILITY	COLUMN 4 SCHEDULE	COLUMN 5 NO. OF WATER LUES MADE AVAILABLE TO DEVELOPMENT	COLUMN 6 COMMENTS
A.	2-acre Water storage tank site and 20-foot water line easement (location to be determined)	To be conveyed by Developer at no cost to WTCPUA	Simultaneous with WTCPUA's approval of the plans and specifications for the first Development Phase	NONE	Easement and Site to be provided at sole cost of Developer; Not Subject to Impact Fee Credits
B.	RM 1826 12-inch connection 1 and PRV Relocation	Developer	Prior to First Residential Water Connection in the Development	Upon completion of Project Nos. B, C and E by Developer. Developer shall prepay water impact fees at the time of final platting of any Development Phase. The maximum of LUEs that will be set by the WTCPUA within the Development is 130 before the Developer completes the construction of Project D below.	100% Developer Funded - Not Subject to Impact Fee Credits – Developer Designed and Construction with WTCPUA Approval
C.	Sawyer Ranch Road 12-inch Connection	Developer	Within 12 months of first residential water connection in the Development	No Additional Water LUEs	To be constructed by Developer unless previously constructed as part of the Highpointe development project. 100% Developer funded-- Not subject to Impact Fee Credits--Developer designed and constructed subject to WTCPUA approval

D.[1]	Highpointe-Parten Ranch 12-inch Connection	Developer	The earlier of the date the final platting of the 131st Development lot or fifth anniversary date of the setting of the first residential water connection in the Development	Upon completion of Project D by Developer. Developer shall prepay water impact fees at the time of final platting of any Development Phase. The maximum number of LUEs that will be set by the WTCPUA within the Development is 300.	100% Developer Funded – Not Subject to Impact Fee Credits – Developer Designed and Constructed With WTCPUA Approval
E.[1]	RM 1826 12-inch Connection 2	Developer	The earlier of the date the final platting of the 131st Development lot or fifth anniversary date of the setting of the first residential water connection in the Development	No Additional Water LUEs	100% Developer Funded - Not Subject to Impact Fee Credits – Developer Designed and Construction with WTCPUA Approval
F.	Off-Site 1340 600,000 gallon Elevated Storage Tank	WTCPUA	Constructed by the WTCPUA following the 75/90 Guideline as applied to water service requirements within the WTCPUA's 1308 Pressure System/Service Area and provided the Developer has prepaid water impact fees for the first 300 Development lots whether or not such lots have been final platted.	Developer will be able to continue Final Plat any Development phase beyond the 301st Final Platted lot up to 585 LUEs of water service within the Development provided Developer shall prepay water impact fees at the time of final platting of any Development Phase. The maximum number of LUEs that will be set by the WTCPUA within the Development is 585.	WTCPUA Capital Project to be 100% funded by WTCPUA, in part With Developer Funded Water Impact Fees

[1] Developer has option to construct Project Nos. D and E in any order, provided both projects are constructed in accordance with their respective Column 5 conditions and provided both are constructed prior to the Developer final platting of any Development Phase beyond the 301st residential lot.

G.	Off-Site 1340 20-inch, 9,500 LF Water Transmission Main	WTCPUA	Same as F.	Same as F.	WTCPUA Capital Project to be 100% funded by WTCPUA, in part With Developer Funded Water Impact Fees
H.	Off-Site County Line 3,500 gpm Pump Station Modifications and Upgrades	WTCPUA	Same as F.	Same as F.	WTCPUA Capital Project to be 100% funded by WTCPUA, in part With Developer Funded Water Impact Fees

Issue Date : 6/18/2019

TAX CERTIFICATE

Jenifer O'Kane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2018

Entities to which this certificate applies:

GHA - Hays County
ENR - North Hays County ESD #1
MSH - SPRINGHOLLOW MUD
RSP - Special Road Dist
FNW - Hays County ESD #6
SDS - Dripping Springs ISD

Property Information

Property ID : 10-0018-0008-00000-4
Quick-Ref ID : R12431

16000 FM 1826 AUSTIN TX 78737

A0018 A0018 - SEABORN J WHATLEY SURVEY, ACRES 108.172

Value Information

Land HS	:	$0.00
Land NHS	:	$480,170.00
Imp HS	:	$0.00
Imp NHS	:	$0.00
Ag Mkt	:	$253,770.00
Ag Use	:	$3,790.00
Tim Mkt	:	$0.00
Tim Use	:	$0.00
HS Cap Adj	:	$0.00
Assessed	:	$483,960.00

Owner Information

Owner ID : O0214622

HM PARTEN RANCH DEVELOPMENT INC
1011 N LAMAR BLVD
AUSTIN, TX 78703

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
RSP	2018	1,260.35	0.00	0.00	0.00	0.00
GHA	2018	11,894.00	0.00	0.00	0.00	0.00
FNW	2018	2,278.98	0.00	0.00	0.00	0.00
ENR	2018	788.89	0.00	0.00	0.00	0.00
SDS	2018	43,596.80	0.00	0.00	0.00	0.00
MSH	2018	12,117.82	0.00	0.00	0.00	0.00

Total for current bills if paid by 6/30/2019 : $0.00
Total due on all bills 6/30/2019 : $0.00

2018 taxes paid for entity RSP $1,260.35
2018 taxes paid for entity GHA $11,894.00
2018 taxes paid for entity FNW $2,278.98
2018 taxes paid for entity ENR $788.89
2018 taxes paid for entity SDS $43,596.80
2018 taxes paid for entity MSH $12,117.82

2018 Total Taxes Paid : $71,936.84
Date of Last Payment : 02/01/19

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.].

Laura Cueller

Signature of Authorized Officer of the Tax Office

Date of Issue : 06/18/2019
Requestor : HM PARTEN RANCH DEVELOPMENT IN
Receipt : KY-2019-54665
Fee Paid : $10.00
Payer : HM PARTEN RANCH DEVELOPMENT

© 2003 Tyler Technologies, Inc. QuickRefID: R12431 Issue Date: 6/18/2019

TAX RECEIPT

Jenifer O'Kane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **KY-2019-54665**

Payor:	HM PARTEN RANCH DEVELOPMENT INC (O0214622) 1011 N LAMAR BLVD AUSTIN, TX 78703	Owner:	HM PARTEN RANCH DEVELOPMENT INC (O0214622) 1011 N LAMAR BLVD AUSTIN, TX 78703

Quick Ref ID:	R12431	Property:	10-0018-0008-00000-4
Owner:	HM PARTEN RANCH DEVELOPMENT INC (O0214622) - 100%	Legal Description:	A0018 A0018 - SEABORN J WHATLEY SURVEY, ACRES 108.172
Owner Address:	1011 N LAMAR BLVD AUSTIN, TX 78703	Situs Address:	16000 FM 1826 AUSTIN TX 78737

Schedule	Charge	Payment Amount
Tax Certificate	10.00	10.00

Total Payment Amount	**10.00**
Check Payment (Ref # 7221) Tendered	10.00
Total Tendered	**10.00**
Remaining Balance Due, including other fees, as of 6/18/2019	**0.00**

Date Paid: 06/18/2019
Effective Date: 06/18/2019
Station/Till: laurac/Laura's Till
Cashier:

Issue Date : 6/18/2019

TAX CERTIFICATE

Jenifer O'Kane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2018

Entities to which this certificate applies:

GHA - Hays County
ENR - North Hays County ESD #1
MSH - SPRINGHOLLOW MUD
RSP - Special Road Dist
FNW - Hays County ESD #6
SDS - Dripping Springs ISD

Property Information

Property ID : 10-0362-0003-00000-4
Quick-Ref ID : R159927

FM 1826 AUSTIN TX 78737

A0362 JAMES B PIER SURVEY, ACRES 90.232

Value Information

Land HS	:	$0.00
Land NHS	:	$0.00
Imp HS	:	$0.00
Imp NHS	:	$0.00
Ag Mkt	:	$756,840.00
Ag Use	:	$9,150.00
Tim Mkt	:	$0.00
Tim Use	:	$0.00
HS Cap Adj	:	$0.00
Assessed	:	$9,150.00

Owner Information

Owner ID : O0214622

HM PARTEN RANCH DEVELOPMENT INC
1011 N LAMAR BLVD
AUSTIN, TX 78703

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
RSP	2018	4.01	0.00	0.00	0.00	0.00
GHA	2018	35.67	0.00	0.00	0.00	0.00
FNW	2018	7.18	0.00	0.00	0.00	0.00
ENR	2018	2.75	0.00	0.00	0.00	0.00
SDS	2018	139.09	0.00	0.00	0.00	0.00
MSH	2018	7,568.40	0.00	0.00	0.00	0.00

Total for current bills if paid by 6/30/2019 : $0.00
Total due on all bills 6/30/2019 : $0.00

2018 taxes paid for entity RSP $4.01
2018 taxes paid for entity GHA $35.67
2018 taxes paid for entity FNW $7.18
2018 taxes paid for entity ENR $2.75
2018 taxes paid for entity SDS $139.09
2018 taxes paid for entity MSH $7,568.40

2018 Total Taxes Paid : $7,757.10
Date of Last Payment : 02/01/19

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.].

Laura Cullen

Signature of Authorized Officer of the Tax Office

Date of Issue	:	06/18/2019
Requestor	:	HM PARTEN RANCH DEVELOPMENT IN
Receipt	:	KY-2019-54664
Fee Paid	:	$10.00
Payer	:	HM PARTEN RANCH DEVELOPMENT

© 2003 Tyler Technologies, Inc. QuickRefID: R159927 Issue Date: 6/18/2019

TAX RECEIPT

Jenifer O'Kane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **KY-2019-54664**

Payor:	HM PARTEN RANCH DEVELOPMENT INC (O0214622) 1011 N LAMAR BLVD AUSTIN, TX 78703	Owner:	HM PARTEN RANCH DEVELOPMENT INC (O0214622) 1011 N LAMAR BLVD AUSTIN, TX 78703

Quick Ref ID:	R159927	Property:	10-0362-0003-00000-4
Owner:	HM PARTEN RANCH DEVELOPMENT INC (O0214622) - 100%	Legal Description:	A0362 JAMES B PIER SURVEY, ACRES 90.232
Owner Address:	1011 N LAMAR BLVD AUSTIN, TX 78703	Situs Address:	FM 1826 AUSTIN TX 78737

Schedule	Charge	Payment Amount
Tax Certificate	10.00	10.00

Total Payment Amount	**10.00**
Check Payment (Ref # 7221) Tendered	10.00
Total Tendered	**10.00**
Remaining Balance Due, including other fees, as of 6/18/2019	**0.00**

Date Paid: 06/18/2019
Effective Date: 06/18/2019
Station/Till: laurac/Laura's Till
Cashier:

Issue Date : 6/18/2019

TAX CERTIFICATE

Jenifer O'Kane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2018

Entities to which this certificate applies:

GHA - Hays County
ENR - North Hays County ESD #1
MSH - SPRINGHOLLOW MUD
RSP - Special Road Dist
FNW - Hays County ESD #6
SDS - Dripping Springs ISD

Property Information

Property ID : 10-0323-0005-00000-4
Quick-Ref ID : R16615

1600 FM 1826 AUSTIN TX 78737

A0323 LAMAR MOORE SURVEY, ACRES 225.32

Value Information

Land HS	:	$0.00
Land NHS	:	$79,930.00
Imp HS	:	$0.00
Imp NHS	:	$0.00
Ag Mkt	:	$1,448,870.00
Ag Use	:	$21,650.00
Tim Mkt	:	$0.00
Tim Use	:	$0.00
HS Cap Adj	:	$0.00
Assessed	:	$101,580.00

Owner Information

Owner ID : O0214622

HM PARTEN RANCH DEVELOPMENT INC
1011 N LAMAR BLVD
AUSTIN, TX 78703

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
RSP	2018	218.86	0.00	0.00	0.00	0.00
GHA	2018	2,060.47	0.00	0.00	0.00	0.00
FNW	2018	395.61	0.00	0.00	0.00	0.00
ENR	2018	137.53	0.00	0.00	0.00	0.00
SDS	2018	7,571.82	0.00	0.00	0.00	0.00
MSH	2018	16,083.41	0.00	0.00	0.00	0.00

Total for current bills If paid by 6/30/2019 : $0.00
Total due on all bills 6/30/2019 : $0.00
2018 taxes paid for entity RSP $218.86
2018 taxes paid for entity GHA $2,060.47
2018 taxes paid for entity FNW $395.61
2018 taxes paid for entity ENR $137.53
2018 taxes paid for entity SDS $7,571.82
2018 taxes paid for entity MSH $16,083.41
2018 Total Taxes Paid : $26,467.70
Date of Last Payment : 02/01/19

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.].

Laura Cueller

Signature of Authorized Officer of the Tax Office

Date of Issue : 06/18/2019
Requestor : HM PARTEN RANCH DEVELOPMENT IN
Receipt : KY-2019-54663
Fee Paid : $10.00
Payer : HM PARTEN RANCH DEVELOPMENT

© 2003 Tyler Technologies, Inc. QuickRefID: R16615 Issue Date: 6/18/2019

TAX RECEIPT

Jenifer O'Kane Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **KY-2019-54663**

Payor:	HM PARTEN RANCH DEVELOPMENT INC (O0214622) 1011 N LAMAR BLVD AUSTIN, TX 78703	Owner:	HM PARTEN RANCH DEVELOPMENT INC (O0214622) 1011 N LAMAR BLVD AUSTIN, TX 78703

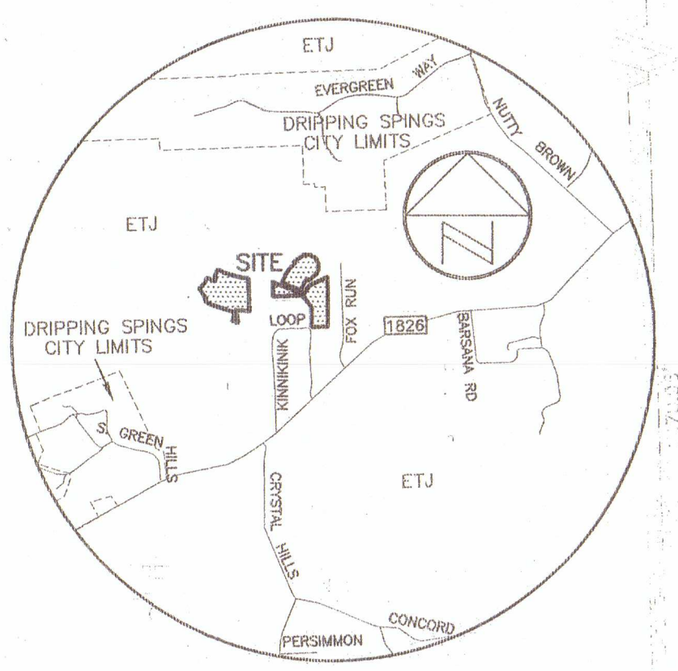
Quick Ref ID:	R16615	Property:	10-0323-0005-00000-4
Owner:	HM PARTEN RANCH DEVELOPMENT INC (O0214622) - 100%	Legal Description:	A0323 LAMAR MOORE SURVEY, ACRES 225.32
Owner Address:	1011 N LAMAR BLVD AUSTIN, TX 78703	Situs Address:	1600 FM 1826 AUSTIN TX 78737

Schedule	Charge	Payment Amount
Tax Certificate	10.00	10.00

Total Payment Amount	**10.00**
Check Payment (Ref # 7221) Tendered	10.00
Total Tendered	**10.00**
Remaining Balance Due, including other fees, as of 6/18/2019	**0.00**

Date Paid: 06/18/2019
Effective Date: 06/18/2019
Station/Till: laurac/Laura's Till
Cashier:

FINAL PLAT ESTABLISHING PARTEN RANCH PHASE 2



LOCATION MAP
NOT TO SCALE

SCALE: 1" = 100'
GRAPHIC SCALE
100 50 0 100

LEGEND	
ILL	1/2" REBAR WITH ILLEGIBLE CAP FOUND
B&G	1/2" REBAR WITH "B&G" CAP FOUND
E	1/2" REBAR WITH "EMERALD" CAP FOUND
	1/2" REBAR FOUND (OR AS NOTED)
	IRON PIPE FOUND (SIZE NOTED)
	REBAR WITH "TRIAD" CAP FOUND
	CALCULATED POINT
	CONTROL POINT/BENCHMARK LOCATION
W.Q.B.Z.	WATER QUALITY BUFFER ZONE
V.F.S.	VEGETATIVE FIELD STRIP
( )	RECORD INFORMATION

HM PARTEN RANCH DEVELOPMENT, INC.
PORTION OF 531.542 ACRES
(2016-16004247)

PARTEN RANCH PARKWAY
R.O.W. VARIES

S73°51'34"E 296.71'

PROPOSED REPLAT OF LOT 1A, BLOCK E, REPLAT OF LOTS 1-18, BLOCK E, LOTS 2-3, BLOCK G, AND LOTS 1-9, BLOCK H OF THE OAKRIDGE PARK AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK, SECTION 1, AT KINNICINIK SUBDIVISION, FINAL PLAT

N02°18'15"W 1670.96'

S72°14'47"E 150.00'

S79°29'26"E 311.38'

S85°22'01"E 141.09'

PROPOSED PARTEN RANCH PARKWAY

HM PARTEN RANCH DEVELOPMENT, INC.
PORTION OF 531.542 ACRES
(2016-16004247)

BLOCK B

LOT 1
OPEN SPACE, DRAINAGE, PEDESTRIAN ACCESS & WATER QUALITY LOT
0.855 ACRES

N60°23'04"W 150.00'

N45°35'07"W 150.00'

N55°44'55"E 85.01'
(N54°58'09"E 85.00')

W.Q.B.Z.

TWO CREEKS LANE
60' R.O.W.

BLOCK F
PARTEN RANCH SUBDIVISION PHASE 1
(18002446)

WINDINGHART LANE
50' R.O.W.

N72°14'47"W 485.86'

S72°14'47"E 504.11'

PROPOSED REPLAT OF LOT 1A, BLOCK E, REPLAT OF LOTS 1-18, BLOCK E, LOTS 2-3, BLOCK G, AND LOTS 1-9, BLOCK H OF THE OAKRIDGE PARK AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK, SECTION 1, AT KINNICINIK SUBDIVISION, FINAL PLAT

BLOCK H
LOT
OPEN SPACE,
PEDESTRIAN
WATER QUA
0.721 A

N02°18'15"W 170.45'

S87°11

(S86°2

LOT 10
OPEN SPACE, DRAINAGE, PEDESTRIAN ACCESS & WATER QUALITY LOT
1.796 ACRES

BLOCK E

BM 3

BM 4

REFERENCE TIE
S63°58'29"W 1613.54'

P948

S72°13'14"E 342.39'
(S72°55'22"E 342.41')

BLOCK E
PARTEN RANCH SUBDIVISION PHASE 1
(18002446)

PEAR TREE LANE
R.O.W. WIDTH VARIES

216.69'

24.20'

EIGLEHART ROAD
(50' R.O.W., P.U.E. & D.E.)
(18002446)

S72°11'48"E 33.77'
(S72°55'22"E 33.80')

N72°06'11"W 113.86'
(N72°55'22"W 114.29')

PROPOSED EIGLEHART ROAD

N41°36'18"E 72.42'
(N40°53'25"E 72.40')

BLOCK D
PARTEN RANCH SUBDIVISION PHASE 1
(18002446)

LOT 7
BLOCK D
PARTEN RANCH SUBDIVISION PHASE 1
(18002446)

PEAR TREE LANE
(50' R.O.W., P.U.E. & D.E.)
(18002446)

PROPOSED PEAR TREE LANE

BM 5

S02°11'08"E 539.60'
(S02°54'23"E 539.53')

KINNIKINIK LOOP
(60' R.O.W)
(189/441)

PUBLIC ROAD
(60' R.O.W)(189/441)
(UNIMPROVED)

PROPOSED REPLAT OF LOT 1A, BLOCK E, REPLAT OF LOTS 1-18, BLOCK E, LOTS 2-3, BLOCK G, AND LOTS 1-9, BLOCK H OF THE OAKRIDGE PARK AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK, SECTION 1, AT KINNICINIK SUBDIVISION, FINAL PLAT

BLOCK C
PARTEN RANCH SUBDIVISION PHASE 1
(18002446)

PROPOSED HEART COUNTRY ROAD

LOT 25
BLOCK C
OPEN SPACE, DRAINAGE, WATER QUALITY, WATER, WASTEWATER, PEDESTRIAN ACCESS AND LANDSCAPE EASEMENT LOT
PARTEN RANCH SUBDIVISION PHASE 1
(18002446)

LOT 1
BLOCK G
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION

LOT 1
BLOCK J
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK
(189/441)

LOT 2
BLOCK J
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK

V.F.S.

1373-001

FINAL PLAT ESTABLISHING PARTEN RANCH PHASE 2

SCALE: 1" = 100'

GRAPHIC SCALE

100 50 0 100

N

HM PARTEN RANCH DEVELOPMENT, INC.
PORTION OF 531.542 ACRES
(2016-16004247)

BLOCK A
17
18
19
20
21
22
23
16
15
14
13
12
11
9
8
7
6

GREENLAWN COVE 50' R.O.W.

PARTEN RANCH PARKWAY 70' R.O.W.

BLOCK H
LOT 53
OPEN SPACE, DRAINAGE, PEDESTRIAN ACCESS & WATER QUALITY LOT
0.721 ACRES

PROPOSED REPLAT OF LOT 1A, BLOCK E, REPLAT OF LOTS 1-18, BLOCK E, LOTS 2-3, BLOCK G, AND LOTS 1-9, BLOCK H OF THE OAKRIDGE PARK AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK, SECTION 1, AT KINNICINIK SUBDIVISION, FINAL PLAT

PROPOSED PARTEN RANCH PARKWAY

PEAR TREE LANE
R.O.W. WIDTH VARIES

BM 4

BM 5

W.Q.B.Z.

V.F.S.

PUBLIC ROAD
(60' R.O.W)
(189/441)

PUBLIC ROAD
(60' R.O.W)(189/441)
(UNIMPROVED)

LOT 1
BLOCK C
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK
(189/441)

LOT 2
BLOCK C
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK
(189/441)

LOT 3
BLOCK C
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK
(189/441)

LOT 4
BLOCK C
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK
(189/441)

LOT 5
BLOCK B
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK
(189/441)

LOT 4
BLOCK B
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK
(189/441)

LOT 6
BLOCK B
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK
(189/441)

LOT 3
BLOCK B
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK
(189/441)

LOT 7
BLOCK B
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK
(189/441)

LOT 2
BLOCK B
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK
(189/441)

KINNIKINIK LOOP
(60' R.O.W)
(189/441)

KINNIKINIK LOOP
(60' R.O.W)
(189/441)

PROPOSED REPLAT OF LOT 1A, BLOCK E, REPLAT OF LOTS 1-18, BLOCK E, LOTS 2-3, BLOCK G, AND LOTS 1-9, BLOCK H OF THE OAKRIDGE PARK AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK, SECTION 1, AT KINNICINIK SUBDIVISION, FINAL PLAT

PROPOSED REPLAT OF LOT 1A, BLOCK A, REPLAT OF LOTS 1-3, BLOCK A OF OAKRIDGE PARK, SECTION 1, AT KINNICINIK SUBDIVISION, FINAL PLAT

LOT 1A
BLOCK A
REPLAT OF LOTS 1-3, BLOCK A OF OAKRIDGE PARK, SEC. 1 AT KINNICINIK SUBDIVISION, FINAL PLAT
(19/90)

HM PARTEN RANCH DEVELOPMENT, INC.
PORTION OF 531.542 ACRES
(2016-16004247)

1.228 ACRES HEREBY DEDICATED FOR RIGHT-OF-WAY

LOT 8
FOX RUN ESTATES
(5/321)

LOT 7
FOX RUN ESTATES
(5/321)

LOT 6
FOX RUN ESTATES
(5/321)

LOT 5
FOX RUN ESTATES
(5/321)

LOT 4
FOX RUN ESTATES
(5/321)

LOT 3
FOX RUN ESTATES
(5/321)

LOT 2
FOX RUN ESTATES
(5/321)

LOT 1
FOX RUN ESTATES
(5/321)

N88°09'47"E 0.65'

N73°12'15"W 0.28'

1373-001

FINAL PLAT ESTABLISHING
PARTEN RANCH PHASE 2

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S02°36'51"E	59.84'	
L2	N01°02'58"W	59.96'	
L3	N88°07'55"E	58.72'	
L4	S01°21'12"E	60.08'	
L5	S87°57'32"W	58.56'	
L6	S01°12'12"E	59.91'	(S02°04'41"E 60.01')
L7	S89°14'54"W	60.46'	(S88°27'47"W 60.48')
L8	N89°10'31"W	125.96'	(N89°50'32"W 126.04')
L9	S87°21'42"W	60.12'	(S86°51'19"W 59.73')
L10	N02°18'15"W	76.91'	
L11	N22°10'04"E	27.16'	
L12	N22°10'04"E	85.00'	
L13	N23°36'24"E	97.70'	
L14	N34°58'06"E	115.36'	
L15	N47°27'09"E	102.95'	
L16	N39°49'06"W	30.07'	
L17	N50°10'54"E	85.00'	
L18	N89°44'17"E	106.60'	
L19	S60°15'43"E	110.80'	
L20	S29°49'10"E	109.74'	
L21	S00°10'50"W	107.67'	
L22	S25°41'19"W	77.65'	
L23	S48°12'25"W	86.35'	
L24	S50°10'54"W	85.00'	
L25	N39°49'06"W	30.95'	
L26	S47°47'31"W	76.01'	
L27	S25°28'51"W	74.52'	
L28	S22°10'04"W	85.00'	
L29	S22°10'04"W	34.74'	
L30	S67°49'56"E	124.06'	
L31	S01°18'02"E	28.79'	(S00°12'24"E 28.78')
L32	S01°18'46"E	60.11'	(S02°18'14"E 60.05')
L33	N50°10'54"E	100.99'	
L34	S50°10'54"W	99.64'	
L35	N22°10'04"E	134.45'	
L36	S22°10'04"W	126.87'	
L37	S02°20'28"E	70.52'	
L38	S02°20'28"E	44.32'	
L39	S02°18'21"E	149.99'	(S02°59'49"E 150.01')
L40	S02°17'41"E	149.93'	(S02°59'20"E 149.82')
L41	S02°17'42"E	151.21'	(S03°01'49"E 151.31')
L42	N86°28'23"W	240.89'	(N87°10'11"W 240.90')
L43	S13°26'59"E	209.83'	(S14°12'08"E 209.91')
L44	N17°49'30"E	150.18'	(N17°04'38"E 150.00')
L45	N72°08'48"W	70.20'	(N72°49'56"W 70.00')
L46	N71°59'17"W	62.58'	(N72°45'00"W 62.58')
L47	N58°06'45"W	48.18'	(N58°41'14"W 48.08')
L48	N34°38'17"W	68.14'	(N35°26'49"W 68.24')
L49	N55°47'33"E	22.85'	(N54°58'09"E 22.84')
L50	N34°25'13"W	60.00'	(N35°01'51"W 60.00')
L51	N34°18'14"W	149.95'	(N35°01'51"W 150.00')
L52	N51°24'10"E	76.68'	
L53	N36°53'28"E	74.75'	
L54	N22°16'51"E	76.75'	
L55	N17°45'13"E	51.16'	
L56	N79°29'26"W	8.17'	
L57	N17°45'13"E	114.80'	
L58	S73°51'34"E	15.43'	
L59	N17°45'13"E	2.25'	
L60	S72°14'47"E	50.00'	
L61	S85°22'01"E	93.88'	
L62	N63°06'52"W	57.76'	
L63	N17°45'13"E	80.15'	
L64	N72°14'47"W	77.91'	
L65	N72°14'47"W	75.00'	
L66	N72°14'47"W	75.00'	
L67	N72°14'47"W	75.00'	
L68	N72°14'47"W	75.00'	
L69	N70°47'44"W	75.02'	
L70	N63°06'52"W	88.28'	
L71	N17°45'13"E	4.15'	
L72	N17°45'13"E	66.06'	
L73	N72°14'47"W	113.78'	
L74	N72°14'47"W	75.00'	
L75	N72°14'47"W	75.00'	
L76	N72°14'47"W	75.00'	
L77	N72°14'47"W	75.00'	
L78	N72°14'47"W	75.00'	
L79	N71°31'18"W	76.22'	
L80	N64°23'28"W	97.48'	
L81	N55°47'33"E	18.18'	
L82	S63°06'52"E	61.61'	
L83	S17°45'13"W	17.55'	
L84	S55°47'33"W	18.40'	
L85	S85°22'01"E	108.15'	
L86	S85°22'01"E	50.00'	
L87	S85°22'01"E	97.88'	
L88	S67°49'56"E	20.48'	
L89	N06°49'22"E	153.09'	

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	RECORD CHORD
C1	25.00'	90°00'00"	39.27'	N67°10'04"E	35.36'	
C2	25.00'	90°00'00"	39.27'	S22°49'56"E	35.36'	
C3	410.00'	9°59'11"	71.46'	S62°50'20"E	71.37'	
C4	410.00'	64°40'07"	462.76'	N25°30'42"W	438.58'	
C6	251.93'	17°47'45"	78.25'	N50°02'42"E	77.93'	(N49°20'02"E 77.99')
C7	251.93'	16°56'00"	74.46'	N67°24'35"E	74.19'	(N66°42'20"E 74.19')
C8	251.93'	7°29'32"	32.94'	N79°37'21"E	32.92'	
C9	325.00'	6°14'41"	35.42'	S69°04'48"E	35.40'	(S69°47'15"E 35.55')
C10	410.00'	12°14'32"	87.60'	N00°42'06"E	87.44'	
C11	410.00'	13°32'21"	96.88'	N12°11'20"W	96.66'	
C12	410.00'	21°24'25"	153.18'	N29°39'43"W	152.30'	
C13	410.00'	17°28'49"	125.09'	N49°06'20"W	124.60'	
C14	275.00'	28°00'50"	134.46'	N36°10'29"E	133.12'	
C15	25.00'	53°11'22"	23.21'	N76°46'35"E	22.38'	
C16	60.00'	287°55'43"	301.52'	N40°35'35"W	70.59'	
C17	25.00'	54°44'21"	23.88'	S22°48'43"W	22.99'	
C18	325.00'	28°00'50"	158.90'	S36°10'29"W	157.33'	
C19	275.00'	15°05'03"	72.40'	N29°42'36"E	72.19'	
C20	275.00'	12°55'47"	62.06'	N43°43'00"E	61.93'	
C21	60.00'	16°14'22"	17.01'	S84°44'55"E	16.95'	
C22	60.00'	72°05'51"	75.50'	N51°04'59"E	70.62'	
C23	60.00'	60°00'00"	62.83'	N14°57'56"W	60.00'	
C24	60.00'	60°00'00"	62.83'	N74°57'56"W	60.00'	
C25	60.00'	79°35'31"	83.35'	S35°14'18"W	76.81'	
C26	25.00'	1°06'39"	0.48'	S04°00'08"E	0.48'	
C27	25.00'	53°37'42"	23.40'	S23°22'03"W	22.55'	
C28	325.00'	8°14'19"	46.73'	S46°03'44"W	46.69'	
C29	325.00'	13°56'57"	79.12'	S34°58'06"W	78.93'	
C30	325.00'	5°49'34"	33.05'	S25°04'51"W	33.03'	
C31	15.00'	97°14'39"	25.46'	N30°52'07"W	22.51'	
C32	15.00'	88°23'13"	23.14'	N61°56'50"E	20.91'	
C33	15.00'	91°36'47"	23.98'	S28°03'10"E	21.51'	
C34	375.00'	11°30'27"	75.32'	S79°36'47"E	75.19'	
C35	275.00'	9°07'55"	43.83'	N67°40'50"W	43.78'	
C36	15.00'	88°18'02"	23.12'	N18°57'51"W	20.90'	
C37	500.00'	7°25'57"	64.86'	N21°28'11"E	64.82'	
C38	15.00'	82°45'21"	21.67'	N59°07'53"E	19.83'	
C39	375.00'	5°52'34"	38.46'	S82°25'44"E	38.44'	
C40	275.00'	4°32'49"	21.82'	N69°58'23"W	21.82'	
C41	275.00'	4°35'06"	22.01'	N65°24'25"W	22.00'	
C42	500.00'	21°41'12"	189.25'	N44°56'57"E	188.12'	
C43	15.00'	82°46'47"	21.67'	N75°29'45"E	19.84'	
C44	325.00'	9°07'55"	51.80'	S67°40'50"E	51.74'	
C45	440.00'	38°02'20"	292.12'	S36°46'23"W	286.78'	
C46	440.00'	11°27'21"	87.97'	N50°03'52"E	87.83'	
C47	440.00'	14°48'24"	113.71'	N36°56'00"E	113.39'	
C48	440.00'	11°46'35"	90.44'	N23°38'31"E	90.28'	
C49	325.00'	5°07'27"	29.07'	N69°41'04"W	29.06'	
C50	325.00'	4°00'28"	22.73'	N65°07'06"W	22.73'	
C51	15.00'	90°00'00"	23.56'	N49°37'59"E	21.21'	
C52	15.00'	90°00'00"	23.56'	S40°22'01"E	21.21'	
C53	410.00'	17°32'05"	125.48'	S76°35'58"E	124.99'	

	TOTAL ACREAGE	USFWS BUFFERS	TOTAL ACREAGE MINUS USFWS BUFFERS	ALLOWABLE IMPERVIOUS COVER 20% NET SITE AREA	PROPOSED IMPERVIOUS COVER PER PHASE	REMAINING IMPERVIOUS COVER	OPEN SPACE ACREAGE
PARTEN RANCH DEVELOPMENT	531.75	102.29	429.46	85.89			**300
PARTEN RANCH, PHASE 1	82.56	30.14	52.419		13.13	72.76	47.67
PARTEN RANCH, AMENITY CENTER	5.37	0	5.37		0.99	71.77	
PARTEN RANCH, PHASE 2	56.15	1.48	54.67		11.81	59.96	5.33

**APPROXIMATE ACREAGE PER CONCEPT PLAN

BLOCK A		
LOT	ACRES	SQ. FEET
6	1.358	59169
7	0.682	29701
8	1.461	63650
9	1.923	83761
11	0.293	12750
12	0.328	14292
13	0.323	14058
14	0.347	15122
15	0.401	17487
16	0.463	20165
17	0.463	20164
18	0.353	15374
19	0.350	15244
20	0.315	13702
21	0.329	14337
22	0.309	13439
23	0.293	12750
Total	9.991	435165

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P948".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
N 13971449.79
E 2291197.59.

TEXAS STATE PLANE COORDINATES:
N 13969633.74
E 2290899.77

ELEVATION = 1003.44'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.999870017
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000130
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0
THETA ANGLE: 0°29'59"

AREA TABLE

TOTAL AREA OF SUBDIVISION = 22.97 ACRES
AREA WITHIN ROADWAYS = 4.471 ACRES
AREA WITHIN RESIDENTIAL LOTS = 14.445 ACRES
AREA WITHIN OPEN SPACE LOTS = 4.054 ACRES

BENCHMARK INFORMATION:

BM #3: COTTON SPINDLE SET IN EAST SIDE A LIVE OAK 48", TAG NO. 10105, +- 320' EAST FROM THE NORTHEAST TERMINUS OF TWO CREEKS LANE WITHIN PARTEN RANCH SUBDIVISION PHASE 1.

ELEVATION = 1041.42'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

BM #4: COTTON SPINDLE SET IN NORTH SIDE OF A LIVE OAK 32", TAG NO. 10084, +- 300' NORTHEAST OF THE NORTHEAST CORNER OF LOT 9, BLOCK E, PARTEN RANCH SUBDIVISION PHASE 1.

ELEVATION = 1037.88'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

BM #5: COTTON SPINDLE SET ON NORTHEAST SIDE OF A LIVE OAK 43", TAG NO. 10079, EAST SIDE OF POND.

ELEVATION = 1015.69'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

BLOCK B		
LOT	ACRES	SQ. FEET
1	0.855	37259
2	0.307	13358
3	0.260	11315
4	0.258	11250
5	0.258	11250
6	0.258	11250
7	0.258	11250
8	0.363	15793
Total	2.817	122725

BLOCK E		
LOT	ACRES	SQ. FEET
12	0.362	15781
13	0.258	11250
14	0.258	11250
15	0.258	11250
16	0.258	11250
17	0.258	11250
18	0.260	11317
19	0.295	12853
10	1.796	78241
Total	4.003	174442

BLOCK F		
LOT	ACRES	SQ. FEET
12	0.318	13850
13	0.328	14271
14	0.321	13981
Total	0.967	42102

BLOCK H		
LOT	ACRES	SQ. FEET
53	0.721	31398

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 1373-001
DRAWING NO.: 1373-001-PL-PHASE 2C
PLOT DATE: 09/09/19
PLOT SCALE: 1" = 100'
DRAWN BY: BBP/JBE/JED

FINAL PLAT ESTABLISHING PARTEN RANCH PHASE 2

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, JAY HANNA, PRESIDENT, OF HM PARTEN RANCH DEVELOPMENT, INC., THE OWNER OF 22.97 ACRES OF LAND, BEING A PORTION OF A CALLED 531.542 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN IN DOCUMENT # 2016-16004247 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY SUBDIVIDE THE SAID 22.97 ACRE PORTION OF THE SAID 531.542 ACRE TRACT OF LAND IN ACCORDANCE WITH THE PLAT ATTACHED TO BE KNOWN AS:

PARTEN RANCH SUBDIVISION PHASE 2

SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

Jay Hanna

JAY HANNA, PARTNER
HM PARTEN DEVELOPMENT, INC.
1011 N. LAMAR BLVD.
AUSTIN, TX 78703

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAY HANNA, PARTNER OF HM PARTEN DEVELOPMENT, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS THE OWNER, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 9th DAY OF September A.D., 2019.

Karen R Ayers

NOTARY PUBLIC IN AND FOR

Travis COUNTY, TEXAS

KAREN RAYERS
My Notary ID # 129821095
Expires May 15, 2022

NOTES:

1) THIS PLAT IS LOCATED ENTIRELY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPINGS SPRINGS.

2) NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.

3) THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.

4) THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.

5) NO PORTION OF THE PROPERTY LOCATED WITHIN THIS PLAT LIES WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP NO. 48209C 0140 F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

6) WATER SERVICE WILL BE PROVIDED BY WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. NO INDIVIDUAL WATER WELLS WILL BE ALLOWED.

7) ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED BY THE SPRINGHOLLOW MUD TO EACH RESIDENTIAL LOT. INDIVIDUAL ON-SITE SEWAGE FACILITY WILL BE ALLOWED FOR LOTS 6, 8, AND 9, BLOCK A. LOTS 6 AND 8 ARE RESTRICTED TO ADVANCED ON-SITE SEWAGE SYSTEMS.

8) ELECTRIC SERVICES SHALL BE SUPPLIED BY PEDERNALES ELECTRIC COOPERATIVE.

9) TELEPHONE SERVICE SHALL BE SUPPLIED BY VERIZON OR AT&T.

10) ORGANIZED GAS UTILITY SERVICE WILL BE PROVIDED BY TXGAS.

11) MINIMUM FRONT SETBACK SHALL BE 25 FEET.

12) MINIMUM REAR SETBACK SHALL BE 10 FEET.

13) MINIMUM SIDE AND INTERIOR SETBACKS SHALL BE 5 FEET.

14) MINIMUM SIDE STREET SETBACK SHALL BE 15 FEET.

15) PUBLIC UTILITY EASEMENTS OF 10 FEET SHALL BE LOCATED ON BOTH SIDES OF DEDICATED RIGHT-OF-WAYS.

16) ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS REQUIREMENTS AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE COUNTY FOR MAINTENANCE.

17) LINEAR FOOTAGE OF PARTEN RANCH PARKWAY (RURAL COLLECTOR): 1082 L.F.
LINEAR FOOTAGE OF TWO CREEKS LANE (SECONDARY COLLECTOR) : 545 L.F.
LINEAR FOOTAGE OF GREENLAWN COVE (LOCAL STREET): 537 L.F.
LINEAR FOOTAGE OF WINDINGHART LANE (LOCAL STREET): 646 L.F.
TOTAL LINEAR FOOTAGE OF STREET IMPROVEMENTS: 2810 L.F.

18) THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS REQUIREMENTS AS APPLICABLE TO THIS DEVELOPMENT.

19) AREA WITHIN NEW ROAD RIGHT-OF-WAY = 4.471 ACRES

20) DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HAYS COUNTY REQUIREMENTS OR AS APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT.

21) IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS AS SET FORTH IN TABLE 721 01 OF THE HAYS COUNTY DEVELOPMENT REQUIREMENTS.

22) IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS AND OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND CONVEYED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS AND THE COMMISSIONERS OF HAYS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREET, ROAD, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

23) THIS FINAL PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY AND HM PARTEN RANCH, INC.

24) THE MUD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE, WASTEWATER AND WATER QUALITY STRUCTURES AND/OR SYSTEMS LOCATED WITHIN THIS SUBDIVISION. WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER SYSTEM LOCATED WITHIN THIS SUBDIVISION.

25) THIS PLAT AND SUBSEQENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BUY THE EMERGENCY SERVICE DISTRICT #6, OR ITS SUCCESSORS.

26) ALL DRAINAGE EASEMENTS NECESSARY TO CONVEY CONCENTRATED FLOWS AND FLOODPLAINS FOR BASINS CONTAINING MORE THAN 64 ACRES ARE DEPICTED ON THE PLAT PER HAYS COUNTY DEVELOPMENT REGULATIONS CHAPTER 725.

27) POST DEVELOPED CONDITION RUNOFF RATE SHALL BE LESS THAN OR EQUAL TO THE PRE-DEVELOPED CONDITION RUNOFF RATES PER HAYS COUNTY REGULATIONS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.

28) PURSUANT TO CHAPTER 245 SECTION 004 (EXEMPTIONS) THE CONSTRUCTION STANDARDS ADOPTED BY HAYS COUNTY FOR THE HEALTH AND WELFARE OF THE PUBLIC ARE NOT EXEMPTED FROM CHANGE AND THUS ARE NOT CONSIDERED GRAND-FATHERED. IT IS THE DECISION OF THE HAYS COUNTY TRANSPORTATION AND DEVELOPMENT SERVICES DEPARTMENTS THAT THE CONSTRUCTION AND DESIGN STANDARDS AT THE TIME OF ORIGINAL PLATTING SHALL BE HONORED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF FINAL PLAT ACCEPTANCE. IF CONSTRUCTION HAS STARTED PRIOR TO THE FIVE YEAR EXPIRATION DATE THEN THE PHASES FOR WHICH THE COUNTY HAS COMPLETE CONSTRUCTION PLANS FOR SHALL BE ALLOWED TO USE THE ORIGINAL STANDARDS, SUBSEQUENT PHASES THAT HAVE NOT BEEN FULLY DESIGNED AND APPROVED AT THAT POINT SHALL BE DESIGNED TO THE MOST CURRENT STANDARDS AND SPECIFICATIONS.

29) ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS.

30) MAIL BOXES PLACED WITHIN THE R.O.W. SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATION (CHAPTER 721, SUBCHAPTER 2.01).

31) SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR SPRING HOLLOW MUD.

32) DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.

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

34) POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS, THAT I, PAUL J. FLUGEL, 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 HAYS COUNTY DEVELOPMENT REGULATIONS AND THE CITY OF DRIPPING SPRINGS AND FURTHER CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

Paul J. Flugel 9-09-2019

PAUL J, FLUGEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5096

STATE OF TEXAS
REGISTERED
PAUL J. FLUGEL
5096
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANIEL RYAN, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT A 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 48209C 0140F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND SHALL BE CONTAINED WITHIN THE RIGHTS-OF-WAY, OPEN SPACE AND DRAINAGE EASEMENT LOTS, AND DRAINAGE EASEMENTS SHOWN ON THE ATTACHED PLAT. ADDITIONALLY, STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY, OPEN SPACE AND DRAINAGE EASEMENT LOTS AND/OR DRAINAGE EASEMENTS SHOWN ON THE ATTACHED MAP.

9-9-2019

DANIEL RYAN
LICENSED PROFESSIONAL ENGINEER NO. 89458

STATE OF TEXAS
DANIEL RYAN
89458
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT FOR ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09, AND HAS BEEN FOUND TO COMPLY WITH THE CITY'S CODE OF ORDINANCES, AND IS HEREBY APPROVED ADMINISTRATIVELY.

Michelle Fischer 9/13/2019

MICHELLE FISCHER, CITY ADMINISTRATOR — DATE

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO WIT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE CONNECTED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER 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 APPROVED ON-SITE SEWAGE FACILITY.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

CAITLYN STRICKLAND
DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES — DATE 9-12-19

TOM POPE, R.S. C.F.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR — DATE 9-12-2019

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF DRIPPING SPRINGS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.

CAITLYN STRICKLAND
DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES — DATE 9-12-19

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 16th DAY OF September, 2019 A.D., AT 4:11 O'CLOCK P M IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK ____, PAGE Instrument # 19033165

WITNESS MY HAND AND SEAL OF THIS THE 16th DAY OF September, 2019 A.D.

Elaine H. Cardenas by Sid Kahyn, Deputy

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

COUNTY COURT OF HAYS COUNTY, TEXAS

OWNER:
HM PARTEN RANCH DEVELOPMENT, INC.
1011 N. LAMAR BLVD.
AUSTIN, TX 78703

SURVEYOR:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
512-443-1724

ENGINEER:
LJA ENGINEERING, INC.
7500 RIALTO BLVD.
BUILDING II, SUITE 100
AUSTIN, TX 78735

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 1373-001
DRAWING NO.: 1373-001-PL-PHASE 2C
PLOT DATE: 09/09/19
PLOT SCALE: 1" = 100'
DRAWN BY: BBP/JBE/JED

FINAL PLAT ESTABLISHING
PARTEN RANCH PHASE 2
OVERALL LAYOUT BY PHASE

SCALE: 1" = 100'
GRAPHIC SCALE

FUTURE PHASE 8

FUTURE PHASE 6

FUTURE PHASE 4

FUTURE PHASE 3

PARTEN RANCH PHASE 2

PARTEN RANCH PHASE 2

FUTURE PHASE 7

PROPOSED PHASE 2

FUTURE PHASE 5

EXISTING PHASE 1

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 1373-001

DRAWING NO.: 1373-001-PL-PHASE 2C

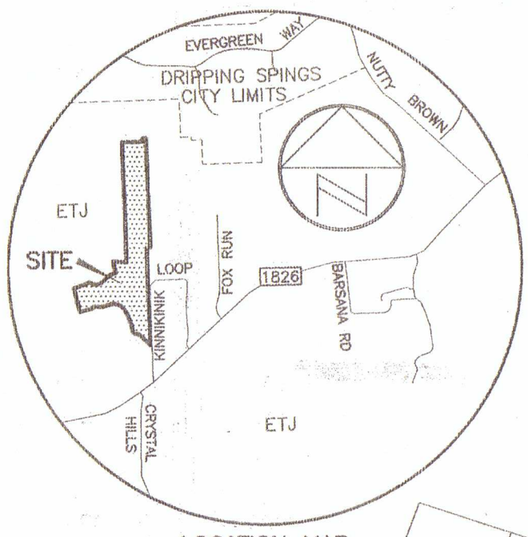
PLOT DATE: 09/09/19

PLOT SCALE: 1" = 100'

DRAWN BY: BBP/JBE/JED

SHEET 05 OF 05

EPLAT OF LOT 1A, BLOCK E, REPLAT OF LOTS 1–18, LOCK E, LOTS 2–3, BLOCK G, AND LOTS 1–9, LOCK H OF THE OAKRIDGE PARK AT KINNICINIK ND RESUBDIVISION OF PORTION OF OAKRIDGE PARK, ECTION 1, AT KINNICINIK SUBDIVISION, FINAL PLAT



LOCATION MAP
NOT TO SCALE

HM PARTEN RANCH DEVELOPMENT, INC. PORTION OF 531.542 ACRES (2016–16004247)

HM PARTEN RANCH DEVELOPMENT, INC. PORTION OF 531.542 ACRES (2016–16004247)

EIGLEHART ROAD (50' R.O.W., P.U.E. & D.E.) (18002446)

PARTEN RANCH PARKWAY 70' R.O.W.

PEAR TREE LANE 50' R.O.W.

WINDINGHART LANE 50' R.O.W.

PEAR TREE LANE 50' R.O.W.

HEART COUNTRY ROAD 60' R.O.W.

PUBLIC ROAD (60' R.O.W) (189/441) (UNIMPROVED)

KINNIKINIK LOOP (60' R.O.W) (189/441)

PUBLIC ROAD (UNIMPROVED) (60' R.O.W) (189/441)

60' A.E. AGREEMENT (5373/795) (TO BE VACATED)

MATCHLINE SHEET 2

MATCHLINE SHEET 1

1A–24 BLOCK A O.S., D., P.A., W.Q., E.D. LOT

1A–21 PARKLAND OPEN SPACE

1A–19 BLOCK H

1A–9 BLOCK B O.S., D., P.A., & W.Q. LOT

1A–18

1A–17

1A–16

1A–15

1A–14

1A–13

1A–12 BLOCK H

1A–11

1A–10

1A–9

1A–8

1A–7

1A–6

1A–5

1A–4

1A–3

1A–2 BLOCK H

1A–1

1A–12 BLOCK E

1A–11 BLOCK E

1A–20 O.S., D., P.A., & W.Q. LOT

1A–19 OPEN SPACE, DRAINAGE, PEDESTRIAN ACCESS AND WATER QUALITY LOT

1A–20 BLOCK H

1A–22

1A–23

1A–24

1A–25 BLOCK H O.S., D., P.A., W.Q. LOT

1A–21 BLOCK D

1A–38 O.S., D., P.A., W.Q.,W./WW & L.E. LOT

1A–37 BLOCK C

1A–36

1A–35

1A–34 O.S., D., P.A., W.Q.,W./WW & L.E. LOT

BLOCK E PARTEN RANCH SUBDIVISION PHASE 1 (18002446)

BLOCK D PARTEN RANCH SUBDIVISION PHASE 1 (18002446)

LOT 7 BLOCK D PARTEN RANCH SUBDIVISION PHASE 1 (18002446)

OPEN SPACE, DRAINAGE, PEDESTRIAN ACCESS & WATER QUALITY LOT

LOT 5 PEAR TREE LANE (50' R.O.W., P.U.E. & D.E.) (18002446)

LOT 6 1A–25 O.S., D., P.A., W.Q. LOT

LOT 25 BLOCK C OPEN SPACE, DRAINAGE, WATER QUALITY, WATER, WASTEWATER, PEDESTRIAN ACCESS AND LANDSCAPE EASEMENT LOT PARTEN RANCH SUBDIVISION PHASE 1 (18002446)

LOT 1 BLOCK K OAKRIDGE PARK, SEC. 3 AT KINNICINIK (192/392)

LOT 1 BLOCK G OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK (189/441)

LOT 1 BLOCK J OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK (189/441)

LOT 2 BLOCK J OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK (189/441)

LOT 3 BLOCK J OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK (189/441)

LOT 4 BLOCK J OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK (189/441)

LOT 5 BLOCK J OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK (189/441)

LOT 6 BLOCK J OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK (189/441)

LOT 2 BLOCK C OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK (189/441)

LOT 1 BLOCK C OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK (189/441)

LOT 5 BLOCK B OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK (189/441)

LOT 6 BLOCK B OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK (189/441)

LOT 7 BLOCK B OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK (189/441)

LOT 8 BLOCK B OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK (189/441)

LOT 9 BLOCK B OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK (189/441)

LOT 10 BLOCK B OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK (189/441)

LOT 11 BLOCK B OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK (189/441)

BM 4

BM 5

W.Q.B.Z.

V.F.S.

REFERENCE TIE N77°33'05"W 1399.76'

S87°38'01"W 130.23' (15.28' 35.24' 51.02')

N87°37'59"E 76.50'

S85°22'01"E 108.15'

N87°37'59"E 169.00'

(N03°03'48"W 150.07') N02°20'28"W 150.09'

S72°08'48"E 70.20' (S72°49'56"E 70.00')

S72°11'48"E 33.77' (S72°55'22"E 33.80')

N72°06'11"W 113.86' (N72°55'22"W 114.29')

S86°28'23"E 240.89' (S87°10'11"E 240.90')

S72°14'47"E 172.99'

S83°29'08"E 148.41'

S74°38'46"E 148.00'

S15°21'14"W 149.43'

N15°21'14"E 230.44'

S74°38'46"E 140.20'

S74°38'46"E 130.00'

S72°14'47"E 130.00'

S69°42'18"E 130.00'

S59°07'17"E 137.21'

S59°07'17"E 148.70'

S59°07'17"E 150.00'

S59°07'17"E 144.41'

S52°05'17"E 150.00'

S41°16'52"E 150.00'

S30°28'27"E 150.00'

S19°40'02"E 150.00'

S08°51'37"E 150.15'

S17°49'30"W 150.18' (S17°04'38"W 150.00')

S30°52'43"W 183.98'

S30°52'43"E 411.93'

S30°52'43"W 147.95'

N41°03'01"W 166.91'

N40°21'10"W 172.84'

N21°19'17"W 177.95'

N24°05'01"E 186.67'

N16°44'30"E 184.74'

N02°17'23"W 179.99'

N24°42'01"E 348.89'

N87°42'12"E 163.25'

S87°43'01"W 321.57'

S87°43'01"W 321.13'

S87°43'01"W 320.69'

S87°43'01"W 320.65'

S87°21'12"W 263.89'

N02°19'51"W 175.00'

N02°23'13"W 175.00'

N23°36'27"W 141.35'

N11°33'59"W 148.75'

N45°26'25"W 251.47' (N45°10'09"W 251.31')

S02°20'50"E 544.63' (S03°01'44"E 544.94')

S02°11'08"E 539.60' (S02°54'23"E 539.53')

S02°13'52"E 332.75' (S02°57'02"E 332.49')

S02°13'52"E 86.43'

S76°05'39"W 224.74' (S75°20'16"W 225.01')

N14°32'10"W 384.10' (N15°12'45"W 384.13')

(N86°28'29"E 321.92') N87°11'56"E 321.88'

N88°27'04"E 59.91'

N88°55'02"E 60.27'

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34 L35 L36 L37 L38 L39 L40 L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L59 L60 L61 L62 L63 L64 L68 L69 L71 L72 L73 L74 L75 L76 L78 L80 L82

C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12 C13 C14 C15 C16 C17 C18 C19 C20 C21 C22 C23 C24 C25 C26 C27 C28 C29 C30 C31 C32 C33 C34 C35 C36 C37 C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49 C50 C51 C52 C53 C54 C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67 C68 C69 C70

SCALE: 1" = 100"

GRAPHIC SCALE

100 50 0 100

Chaparral

Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512–443–1724
Firm No. 10124500

PROJECT NO.: 1373–001

DRAWING NO.: 1373–001–PL–PHASE 2A

PLOT DATE: 09/09/19

PLOT SCALE: 1" = 100'

DRAWN BY: PMC/JED

SHEET 01 OF 05

REPLAT OF LOT 1A, BLOCK E, REPLAT OF LOTS 1–18, BLOCK E, LOTS 2–3, BLOCK G, AND LOTS 1–9, BLOCK H OF THE OAKRIDGE PARK AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK, SECTION 1, AT KINNICINIK SUBDIVISION, FINAL PLAT

SCALE: 1" = 100'

GRAPHIC SCALE

100 50 0 100

HM PARTEN RANCH DEVELOPMENT, INC.
PORTION OF 531.542 ACRES
(2016–16004247)

ELIZABETH AREND LERNER
10.21 ACRES
(3350/840)

(N86°06'01"E)
(60.28')
N86°49'07"E
59.90'

N87°39'57"E 602.07'
(N86°57'38"E 601.80')

N87°42'07"E 187.34'
(N86°59'23"E 187.48')

(N03°00'37"W)
(58.43')
N01°51'42"W
58.42'

(N86°54'21"E 362.64')
N87°35'03"E 362.79'

1A–4
O.S., D., P.A., W.Q., LOT

1A–2

1A–8
BLOCK J
O.S., D., P.A., W.Q., LOT

1A–3
BLOCK K

OLD STONE ROAD 50' R.O.W.

1A–7

1A–6

1A–5

1A–4
O.S., D., P.A., W.Q., LOT

1A–49
O.S., D., P.A., W.Q., E.D. LOT

1A–48

1A–47

1A–46

1A–45

1A–44

1A–43

1A–49
BLOCK A
O.S., D., P.A., W.Q., E.D. LOT

TWO CREEKS LANE 50' R.O.W.

60' A.E. AGREEMENT (5373/795) (TO BE VACATED)

1A–41

1A–40

1A–39

1A–38

1A–37

1A–36

1A–35

1A–49
O.S., D., P.A., W.Q., E.D. LOT

1A–34

1A–33

1A–32

LITTLE STREAM COVE 50' R.O.W.

PEAR TREE LANE 50' R.O.W.

LOT 1A–22
BLOCK G
PARKLAND
OPEN SPACE

1A–13

1A–14

1A–15
BLOCK A

1A–16

1A–17

1A–18

1A–19

1A–20

1A–21
PARKLAND
OPEN SPACE

1A–24
BLOCK A
O.S., D., P.A., W.Q., E.D. LOT

1A–25

1A–26

1A–27

MATCHLINE SHEET 2

MATCHLINE SHEET 1

PARTEN RANCH PARKWAY
70' R.O.W.

HM PARTEN RANCH DEVELOPMENT, INC.
PORTION OF 531.542 ACRES
(2016–16004247)

1A–19
BLOCK H

1A–18

1A–17

1A–16

1A–15

BLOCK H

W.Q.B.Z.

1A–19
OPEN SPACE, DRAINAGE, PEDESTRIAN

1A–12

1A–12
BLOCK E

WINDINGHART LANE 50' R.O.W.

BM 4

(N86°28'29"E 321.92')
N87°11'56"E 321.88'

PUBLIC ROAD
(60' R.O.W) (189/441)

LOT 2
BLOCK C
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK
(189/441)

S02°20'50"E 544.63'
(S03°01'44"E 544.94')

S02°18'15"E 1918.33'
(S03°00'43"E 1918.15')

S72°08'48"E 70.20'
(S72°49'56"E 70.2

S86°28'23"E 240.89'

HM PARTEN RANCH DEVELOPMENT, INC.
PORTION OF 531.542 ACRES
(2016–16004247)

HM PARTEN RANCH DEVELOPMENT, INC.
PORTION OF 531.542 ACRES
(2016–16004247)

LEGEND

●	1/2" REBAR FOUND (OR AS NOTED)
ILL	1/2" REBAR WITH ILLEGIBLE CAP FOUND
B&G	1/2" REBAR WITH "B&G" CAP FOUND
⊙	IRON PIPE FOUND (SIZE NOTED)
◎	REBAR WITH "TRIAD" CAP FOUND
△	CALCULATED POINT
⊙	BOLT FOUND
⊕	CONTROL POINT/BENCHMARK LOCATION
O.S., D., P.A., & W.Q. LOT	OPEN SPACE, DRAINAGE, PEDESTRIAN ACCESS & WATER QUALITY LOT
O.S., D., P.A., W.Q.,W/WW & L.E. LOT	OPEN SPACE, DRAINAGE, PEDESTRIAN ACCESS, WATER QUALITY, WATER, WASTEWATER & LANDSCAPE EASEMENT LOT
O.S., D., P.A., W.Q., E.D. LOT	OPEN SPACE, DRAINAGE, PEDESTRIAN ACCESS, WATER QUALITY, & EFFLUENT DISCHARGE LOT
W.Q.B.Z.	WATER QUALITY BUFFER ZONE
V.F.S.	VEGETATIVE FIELD STRIP
( )	RECORD INFORMATION

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512–443–1724
Firm No. 10124500

PROJECT NO.: 1373–001

DRAWING NO.: 1373–001–PL–PHASE 2A

PLOT DATE: 09/09/19

PLOT SCALE: 1" = 100'

DRAWN BY: PMC/JED

REPLAT OF LOT 1A, BLOCK E, REPLAT OF LOTS 1-18, BLOCK E, LOTS 2-3, BLOCK G, AND LOTS 1-9, BLOCK H OF THE OAKRIDGE PARK AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK, SECTION 1, AT KINNICINIK SUBDIVISION, FINAL PLAT

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	RECORD CHORD
C1	42.38'	62°47'56"	46.45'	N42°49'54"W	44.16'	(N43°19'15"W 44.02')
C2	391.30'	27°06'20"	185.12'	N37°05'41"W	183.40'	(N37°47'15"W 183.50')
C3	183.81'	56°09'35"	180.17'	N79°12'55"W	173.04'	(N79°52'21"W 173.10')
C4	117.93'	34°05'20"	70.16'	S83°47'25"E	69.13'	(S84°26'18"E 69.44')
C5	195.58'	38°35'54"	131.76'	N59°54'48"E	129.28'	(N59°11'45"E 129.30')
C6	251.93'	17°47'45"	78.25'	N50°02'42"E	77.93'	(N49°20'02"E 77.99')
C7	251.93'	16°56'00"	74.46'	N67°24'35"E	74.19'	(N66°42'20"E 74.19')
C8	251.93'	7°29'32"	32.94'	N79°37'21"E	32.92'	
C9	325.00'	6°14'41"	35.42'	S69°04'48"E	35.40'	(S68°47'15"E 35.55')
C10	15.00'	90°00'00"	23.56'	N49°37'59"E	21.21'	
C11	15.00'	90°00'00"	23.56'	S40°22'01"E	21.21'	
C12	410.00'	17°32'05"	125.48'	S76°35'58"E	124.99'	
C13	270.00'	19°04'36"	89.90'	N04°28'11"W	89.48'	
C14	15.00'	85°12'21"	22.31'	N47°40'17"E	20.31'	
C15	375.00'	59°23'44"	388.74'	N60°34'35"E	371.57'	
C16	325.00'	13°07'30"	74.45'	N24°18'58"E	74.29'	
C17	325.00'	2°23'59"	13.61'	N16°33'13"E	13.61'	
C18	325.00'	10°43'15"	60.81'	N09°59'37"E	60.72'	
C19	15.00'	90°00'00"	23.56'	N49°37'59"E	21.21'	
C20	340.00'	17°32'05"	104.05'	S76°35'58"E	103.65'	
C21	375.00'	9°08'08"	59.79'	N85°42'23"E	59.73'	
C22	375.00'	10°48'26"	70.73'	N75°44'06"E	70.63'	
C23	375.00'	10°48'26"	70.73'	N64°55'41"E	70.63'	
C24	375.00'	10°48'25"	70.73'	N54°07'15"E	70.63'	
C25	375.00'	10°48'25"	70.73'	N43°18'50"E	70.63'	
C26	375.00'	7°01'54"	46.02'	N34°23'40"E	45.99'	
C27	325.00'	10°35'01"	60.03'	N25°35'13"E	59.95'	
C28	325.00'	2°32'29"	14.42'	N19°01'28"E	14.41'	
C29	325.00'	8°50'22"	50.14'	N10°56'03"E	50.09'	
C30	325.00'	1°52'53"	10.67'	N05°34'26"E	10.67'	
C31	15.00'	90°00'00"	23.56'	S40°22'01"E	21.21'	
C32	275.00'	10°43'15"	51.46'	S09°59'37"W	51.38'	
C33	15.00'	92°23'59"	24.19'	S61°33'13"W	21.65'	
C34	15.00'	87°36'01"	22.93'	S28°26'47"E	20.76'	
C35	277.94'	2°34'05"	12.46'	S16°27'48"W	12.46'	
C36	275.00'	13°07'30"	63.00'	S24°18'58"W	62.86'	
C37	15.00'	89°43'04"	23.49'	S75°44'15"W	21.16'	
C38	325.00'	6°33'15"	37.18'	N62°40'50"W	37.16'	
C39	275.00'	8°08'58"	39.12'	S21°49'42"W	39.08'	
C40	275.00'	4°58'32"	23.88'	S28°23'27"W	23.87'	
C41	275.00'	12°47'35"	61.40'	S65°48'00"E	61.28'	
C42	15.00'	90°16'56"	23.64'	S14°15'45"E	21.27'	
C43	325.00'	83°12'18"	471.97'	S72°28'52"W	431.57'	
C44	325.00'	18°46'00"	106.45'	S40°15'43"W	105.98'	
C45	325.00'	19°01'54"	107.95'	S59°09'40"W	107.46'	
C46	325.00'	19°01'55"	107.96'	S78°11'35"W	107.46'	
C47	325.00'	19°01'55"	107.96'	N82°46'30"W	107.46'	
C48	325.00'	7°20'33"	41.65'	N69°35'16"W	41.62'	
C49	117.93'	22°00'18"	45.29'	S77°44'54"E	45.01'	
C50	117.93'	12°05'02"	24.87'	N85°12'26"E	24.83'	
C51	195.58'	6°56'15"	23.68'	N75°44'37"E	23.67'	
C52	195.58'	14°36'22"	49.86'	N64°58'19"E	49.72'	
C53	195.58'	15°31'41"	53.01'	N49°54'17"E	52.84'	
C54	195.58'	1°31'35"	5.21'	N41°22'39"E	5.21'	
C55	375.00'	10°33'04"	69.06'	S71°11'31"E	68.96'	
C56	15.00'	81°32'09"	21.35'	S35°41'58"E	19.59'	
C57	329.99'	19°04'37"	109.87'	S04°28'11"E	109.37'	
C58	375.00'	1°20'31"	8.78'	S66°35'15"E	8.78'	
C59	375.00'	9°12'33"	60.27'	S71°51'46"E	60.21'	
C60	329.99'	15°42'10"	90.44'	S02°46'58"E	90.16'	
C61	329.99'	3°22'28"	19.43'	S12°19'16"E	19.43'	
C62	325.00'	19°00'00"	107.77'	S66°55'51"E	107.28'	
C63	25.00'	90°00'00"	39.27'	S31°25'51"E	35.36'	
C64	325.00'	15°56'09"	90.39'	S05°36'04"W	90.10'	
C65	275.00'	7°00'00"	33.60'	S01°07'59"W	33.58'	
C66	60.00'	12°42'15"	13.30'	N54°04'36"W	13.28'	
C67	25.00'	44°38'33"	19.48'	N70°02'45"W	18.99'	
C68	15.00'	90°00'00"	23.56'	S42°37'59"W	21.21'	
C69	325.00'	7°00'00"	39.71'	S01°07'59"W	39.68'	
C70	275.00'	26°35'48"	127.66'	S63°07'57"E	126.51'	
C71	25.00'	48°11'23"	21.03'	N79°28'27"E	20.41'	
C72	50.00'	186°22'46"	162.65'	S31°25'51"E	99.85'	
C73	25.00'	48°11'23"	21.03'	S37°39'50"W	20.41'	
C74	275.00'	15°56'09"	76.49'	S05°36'04"W	76.24'	
C75	15.00'	90°00'00"	23.56'	S47°22'01"E	21.21'	
C76	25.00'	62°17'32"	27.18'	N56°29'13"E	25.86'	
C77	60.00'	30°28'45"	31.92'	N40°34'50"E	31.54'	
C78	275.00'	6°51'47"	32.94'	N38°47'55"E	32.92'	
C79	325.00'	6°51'47"	38.93'	N38°47'55"E	38.91'	
C80	15.00'	90°00'00"	23.56'	N02°46'12"W	21.21'	
C81	15.00'	90°00'00"	23.56'	N87°13'48"E	21.21'	
C82	325.00'	9°16'26"	52.60'	S62°04'04"E	52.55'	
C83	325.00'	9°43'35"	55.17'	S71°34'04"E	55.10'	
C84	325.00'	2°14'22"	12.70'	S12°26'58"W	12.70'	
C85	325.00'	12°18'05"	69.78'	S05°10'45"W	69.64'	
C86	325.00'	1°23'43"	7.92'	S01°40'09"E	7.91'	
C87	275.00'	15°03'12"	72.25'	S57°21'39"E	72.04'	
C88	275.00'	11°32'36"	55.40'	S70°39'33"E	55.31'	
C89	50.00'	18°01'33"	15.73'	S64°23'32"W	15.67'	
C90	50.00'	71°50'51"	62.70'	N70°40'16"W	58.67'	
C91	50.00'	66°00'00"	57.60'	N01°44'50"W	54.46'	
C92	50.00'	30°30'22"	26.62'	N46°30'21"E	26.31'	
C93	325.00'	3°11'06"	18.07'	S40°38'15"W	18.06'	
C94	325.00'	3°40'41"	20.86'	S37°12'22"W	20.86'	

LINE TABLE			
LINE	BEARING	DISTANCE	RECORD
L1	N75°02'53"W	99.71'	(N75°46'32"W 100.06')
L2	N11°39'32"W	129.52'	(N12°22'27"W 129.50')
L3	N23°18'58"W	189.26'	(N24°02'15"W 189.06')
L4	S73°16'34"W	173.43'	(S72°28'05"W 173.42')
L5	N87°48'51"W	116.14'	(N88°30'32"W 116.14')
L6	S75°59'31"W	60.00'	(S75°24'07"W 59.90')
L7	S13°52'25"E	22.91'	(S14°35'53"E 22.81')
L8	N14°32'10"W	2.92'	(N15°12'45"W 2.80')
L9	N14°32'10"W	36.52'	(N15°12'45"W 36.51')
L10	N70°56'06"E	31.38'	(N70°11'15"E 31.36')
L11	N70°56'06"E	22.19'	(N70°11'15"E 22.10')
L12	N70°56'06"E	176.97'	(N70°11'15"E 177.05')
L13	N57°17'32"E	60.56'	(N56°35'43"E 60.62')
L14	S65°13'15"E	83.87'	(S65°49'11"E 83.59')
L15	N41°36'18"E	72.42'	(N40°53'25"E 72.40')
L16	N13°26'59"W	209.83'	(N14°12'08"W 209.91')
L17	N02°17'42"W	151.21'	(N03°01'49"W 151.31')
L18	N02°17'41"W	149.93'	(N02°59'20"W 149.82')
L19	N02°18'21"W	149.99'	(N02°59'49"W 150.01')
L20	S85°22'01"E	50.00'	
L21	S85°22'01"E	97.88'	
L22	S67°49'56"E	20.48'	
L23	S02°18'15"E	77.38'	
L24	S11°23'59"W	86.40'	
L25	S21°17'31"W	8.06'	
L26	S21°17'31"W	74.58'	
L27	S87°21'42"W	60.12'	(S86°51'19"W 59.73')
L28	S02°30'38"E	111.56'	(S03°07'59"E 111.48')
L29	S02°20'59"E	174.29'	(S03°07'28"E 174.34')
L30	S23°07'00"W	75.69'	
L31	S15°39'30"W	79.40'	
L32	S17°45'13"W	75.00'	
L33	S18°04'32"W	79.66'	
L34	S21°53'19"W	95.65'	
L35	S21°01'28"W	66.14'	
L36	S29°52'55"W	9.84'	
L37	S29°52'55"W	75.01'	
L38	S30°52'43"W	75.00'	
L39	S40°07'22"W	35.20'	
L40	S30°47'31"W	40.25'	
L41	S26°36'46"W	75.21'	
L42	S33°22'58"W	90.39'	
L43	S43°18'51"W	98.88'	
L44	S54°07'17"W	98.88'	
L45	S64°55'42"W	98.88'	
L46	S75°38'52"W	98.89'	
L47	S82°31'07"W	70.55'	
L48	N14°00'29"W	25.01'	
L49	N05°04'06"E	25.38'	
L50	N04°37'59"E	64.44'	
L51	S85°22'01"E	97.88'	
L52	S67°49'56"E	52.33'	
L53	N11°33'59"W	34.58'	
L54	S85°22'01"E	99.58'	
L55	S04°37'59"W	64.44'	
L56	N72°14'47"W	30.26'	
L57	S72°14'47"E	15.36'	
L58	S17°45'13"W	57.11'	
L59	S17°45'13"W	7.70'	
L60	N59°24'12"W	27.51'	
L61	N17°45'13"E	47.71'	
L62	S72°11'48"E	21.18'	
L63	S59°24'12"E	27.12'	
L64	N24°05'01"E	90.61'	
L65	S79°25'54"W	69.18'	
L66	N65°54'59"W	66.33'	
L67	N65°54'59"W	75.02'	
L68	N65°54'59"W	59.53'	
L69	S05°04'06"W	28.26'	
L70	S14°00'29"E	25.01'	
L71	S07°04'42"E	61.15'	
L72	S16°49'03"E	59.60'	
L73	S38°45'43"W	61.03'	
L74	S66°13'48"W	60.77'	
L75	S72°22'23"W	60.21'	
L76	S78°20'09"W	60.05'	
L77	S15°39'04"W	59.86'	
L78	S02°36'51"E	59.84'	
L79	S76°25'51"E	70.09'	
L80	S04°37'59"W	84.79'	
L81	S02°22'01"E	90.42'	
L82	S04°37'59"W	84.79'	
L83	S76°25'51"E	64.19'	
L84	S13°34'09"W	121.32'	
L85	S13°34'09"W	115.42'	
L86	N02°26'13"W	75.63'	
L87	N02°10'34"W	109.33'	
L88	N36°26'08"E	48.90'	
L89	N42°13'48"E	70.94'	

BLOCK A		
LOT	ACRES	SQ. FEET
1A-13	0.292	12710
1A-14	0.266	11567
1A-15	0.274	11957
1A-16	0.237	10334
1A-17	0.234	10195
1A-18	0.234	10200
1A-19	0.234	10207
1A-20	0.309	13467
1A-21	0.152	6601
1A-24	0.619	26963
1A-25	0.293	12749
1A-26	0.258	11250
1A-27	0.285	12427
1A-32	0.294	12805
1A-33	0.258	11250
1A-34	0.292	12704
1A-35	0.300	13082
1A-36	0.291	12661
1A-37	0.393	17110
1A-38	0.390	16974
1A-39	0.296	12910
1A-40	0.304	13239
1A-41	0.345	15012
1A-43	0.224	9750
1A-44	0.224	9750
1A-45	0.224	9750
1A-46	0.243	10595
1A-47	0.224	9750
1A-48	0.224	9750
1A-49	2.452	10684
Total	8.457	368403

BLOCK B		
LOT	ACRES	SQ. FEET
1A-9	0.566	24648

BLOCK C		
LOT	ACRES	SQ. FEET
1A-34	0.150	6555
1A-35	0.255	11098
1A-36	0.258	11253
1A-37	0.336	14636
1A-38	0.589	25638
Total	1.588	69180

BLOCK D		
LOT	ACRES	SQ. FEET
1A-17	0.264	11482
1A-18	0.270	11746
1A-19	0.309	13460
1A-20	0.318	13842
1A-21	0.321	14001
1A-22	0.325	14150
1A-23	0.324	14094
1A-24	0.325	14148
1A-25	0.101	4379
Total	2.555	111302

BLOCK E		
LOT	ACRES	SQ. FEET
1A-11	0.346	15074
1A-12	0.028	1232
1A-20	0.360	15677
Total	0.734	31983

BLOCK G		
LOT	ACRES	SQ. FEET
1A-22	0.096	4181

BLOCK H		
LOT	ACRES	SQ. FEET
1A-1	0.298	13000
1A-2	0.289	12585
1A-3	0.289	12578
1A-4	0.289	12578
1A-5	0.289	12578
1A-6	0.278	12095
1A-7	0.253	11040
1A-8	0.251	10925
1A-9	0.258	11250
1A-10	0.257	11201
1A-11	0.247	10771
1A-12	0.252	10972
1A-13	0.229	9966
1A-14	0.224	9750
1A-15	0.229	9954
1A-16	0.233	10133
1A-17	0.248	10807
1A-18	0.278	12113
1A-19	5.333	232327
1A-20	1.731	75402
1A-21	1.291	56236
1A-22	1.289	56159
1A-23	1.288	56095
1A-24	1.096	47729
1A-25	1.316	57307
Total	18.034	785551

BLOCK J		
LOT	ACRES	SQ. FEET
1A-4	0.227	9869
1A-5	0.259	11265
1A-6	0.233	10135
1A-7	0.257	11188
1A-8	0.388	16919
Total	1.363	59376

BLOCK K		
LOT	ACRES	SQ. FEET
1A-2	0.290	12620
1A-3	0.289	12602
1A-4	0.058	2547
Total	0.637	27769

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P948".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
N 13971449.79
E 2291197.59.

TEXAS STATE PLANE COORDINATES:
N 13969633.74
E 2290899.77

ELEVATION = 1003.44'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.999870017
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000130
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0
THETA ANGLE: 0°29'59"

BENCHMARK INFORMATION:

BM #4: COTTON SPINDLE SET IN NORTH SIDE OF A LIVE OAK 32", TAG NO. 10084, +- 300' NORTHEAST OF THE NORTHEAST CORNER OF LOT 9, BLOCK E, PARTEN RANCH SUBDIVISION PHASE 1.

ELEVATION = 1037.88'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

BM #5: COTTON SPINDLE SET ON NORTHEAST SIDE OF A LIVE OAK 43", TAG NO. 10079, EAST SIDE OF POND.

ELEVATION = 1015.69'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

AREA TABLE

TOTAL AREA OF SUBDIVISION = 41.820 ACRES
AREA WITHIN ROADWAYS = 5.566 ACRES
AREA WITHIN RESIDENTIAL LOTS = 27.716 ACRES
AREA WITHIN OPEN SPACE LOTS = 8.538 ACRES

	TOTAL ACREAGE	USIWS BUFFERS	TOTAL ACREAGE MINUS USFWS BUFFERS	ALLOWABLE IMPERVIOUS COVER 20% NET SITE AREA	PROPOSED IMPERVIOUS COVER PER PHASE	REMAINING IMPERVIOUS COVER	OPEN SPACE ACREAGE
PARTEN RANCH DEVELOPMENT	531.75	102.29	429.46	85.89			**300
PARTEN RANCH, PHASE 1	82.56	30.14	52.419		13.13	72.76	47.67
PARTEN RANCH, AMENITY CENTER	5.37	0	5.37		0.99	71.77	
PARTEN RANCH, PHASE 2	56.15	1.48	54.67		11.81	59.96	5.33

**APPROXIMATE ACREAGE PER CONCEPT PLAN

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 1373-001
DRAWING NO.: 1373-001-PL-PHASE 2A
PLOT DATE: 09/09/19
PLOT SCALE: 1" = 100'
DRAWN BY: PMC/JED

REPLAT OF LOT 1A, BLOCK E, REPLAT OF LOTS 1–18, BLOCK E, LOTS 2–3, BLOCK G, AND LOTS 1–9, BLOCK H OF THE OAKRIDGE PARK AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK, SECTION 1, AT KINNICINIK SUBDIVISION, FINAL PLAT

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, JAY HANNA, PRESIDENT, OF HM PARTEN RANCH DEVELOPMENT, INC., THE OWNER OF 41.820 ACRES OF LAND, BEING A PORTION OF LOT 1A, BLOCK E, REPLAT OF LOTS 1–18, BLOCK E, LOTS 2–3, BLOCK 6, AND LOTS 1–9, BLOCK H OF THE OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1, AT KINNICINIK SUBDIVISION, FINAL PLAT, A SUBDIVISION OF RECORD IN VOLUME 19, PAGE 91 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, SAME BEING A PORTION OF A CALLED 531.542 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN IN DOCUMENT NO. 2016–16004247 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY SUBDIVIDE THE SAID 41.820 ACRE PORTION OF THE SAID 531.542 ACRE TRACT OF LAND IN ACCORDANCE WITH THE PLAT ATTACHED TO BE KNOWN AS:

REPLAT OF LOT 1A, BLOCK E, REPLAT OF LOTS 1–18, BLOCK E, LOTS 2–3, BLOCK G, AND LOTS 1–9, BLOCK H OF THE OAKRIDGE PARK AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK, SECTION 1, AT KINNICINIK SUBDIVISION, FINAL PLAT

SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

Jay Hanna

JAY HANNA, PARTNER
HM PARTEN DEVELOPMENT, INC.
1011 N. LAMAR BLVD.
AUSTIN, TX 78703

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAY HANNA, PARTNER OF HM PARTEN DEVELOPMENT, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS THE OWNER, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 9th DAY OF September A.D., 2019

Karen K Rayers

NOTARY PUBLIC IN AND FOR

TRAVIS COUNTY, TEXAS

KAREN RAYERS
My Notary ID # 129821095
Expires May 15, 2022

NOTES:

1) THIS PLAT IS LOCATED ENTIRELY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPINGS SPRINGS.

2) NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.

3) THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.

4) THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.

5) NO PORTION OF THE PROPERTY LOCATED WITHIN THIS PLAT LIES WITHIN A DESIGNATED 100–YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP NO. 48209C 0140 F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

6) WATER SERVICE WILL BE PROVIDED BY WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. NO INDIVIDUAL WATER WELLS WILL BE ALLOWED.

7) ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED BY THE SPRINGHOLLOW MUD TO EACH RESIDENTIAL LOT. INDIVDUAL ON–SITE SEWAGE FACILITY WILL BE ALLOWED ONLY FOR LOTS 1A–20 THRU 1A–25, BLOCK H. LOTS 1A–21, 1A–22, 1A–23, 1A–24, AND 1A–25 ARE RESTRICTED TO ADVANCED ON–SITE SYSTEMS.

8) ELECTRIC SERVICES SHALL BE SUPPLIED BY PEDERNALES ELECTRIC COOPERATIVE.

9) TELEPHONE SERVICE SHALL BE SUPPLIED BY VERIZON OR AT&T.

10) ORGANIZED GAS UTILITY SERVICE WILL BE PROVIDED BY TXGAS.

11) MINIMUM FRONT SETBACK SHALL BE 25 FEET.

12) MINIMUM REAR SETBACK SHALL BE 10 FEET.

13) MINIMUM SIDE AND INTERIOR SETBACKS SHALL BE 5 FEET.

14) MINIMUM SIDE STREET SETBACK SHALL BE 15 FEET.

15) PUBLIC UTILITY EASEMENTS OF 10 FEET SHALL BE LOCATED ON BOTH SIDES OF DEDICATED RIGHT–OF–WAYS.

16) ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS REQUIREMENTS AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE COUNTY FOR MAINTENANCE.

17) LINEAR FOOTAGE OF PARTEN RANCH PARKWAY (RURAL COLLECTOR): 433 L.F.
LINEAR FOOTAGE OF HEART COUNTRY ROAD (LOCAL STREET): 189 L.F.
LINEAR FOOTAGE OF WINDINGHART LANE (LOCAL STREET): 63 L.F.
LINEAR FOOTAGE OF PEAR TREE LANE (LOCAL STREET): 2788 L.F.
LINEAR FOOTAGE OF EIGLEHART ROAD (LOCAL STREET): 130 L.F.
LINEAR FOOTAGE OF LITTLE STREAM COVE (LOCAL STREET): 262 L.F.
LINEAR FOOTAGE OF TWO CREEKS LANE (LOCAL STREET): 636 L.F.
LINEAR FOOTAGE OF OLD STONE ROAD (LOCAL STREET): 272 L.F.
TOTAL LINEAR FOOTAGE OF STREET IMPROVEMENTS: 4773 L.F.

18) THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS REQUIREMENTS AS APPLICABLE TO THIS DEVELOPMENT.

19) AREA WITHIN NEW ROAD RIGHT–OF–WAY = 5.566 ACRES

20) DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HAYS COUNTY REQUIREMENTS OR AS APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT.

21) IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS AS SET FORTH IN TABLE 721 01 OF THE HAYS COUNTY DEVELOPMENT REQUIREMENTS.

22) IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS AND OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND CONVEYED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS AND THE COMMISSIONERS OF HAYS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREET, ROAD, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

23) THIS FINAL PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF DRIPPING SPRINGS AND HM PARTEN RANCH DEVELOPMENT, INC.

24) THE MUD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE, WASTEWATER AND WATER QUALITY STRUCTURES AND/OR SYSTEMS LOCATED WITHIN THIS SUBDIVISION. WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER SYSTEM LOCATED WITHIN THIS SUBDIVISION.

25) 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.

26) ALL DRAINAGE EASEMENTS NECESSARY TO CONVEY CONCENTRATED FLOWS AND FLOODPLAINS FOR BASINS CONTAINNG MORE THAN 64 ACRES ARE DEPICTED ON THE PLAT PER HAYS COUNTY DEVELOPMENT REGULATIONS CHAPTER 725.

27) POST DEVELOPED CONDITION RUNOFF RATE SHALL BE LESS THAN OR EQUAL TO THE PRE–DEVELOPED CONDITION RUNOFF RATES PER HAYS COUNTY REGULATIONS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.

28) PURSUANT TO CHAPTER 245 SECTION 004 (EXEMPTIONS) THE CONSTRUCTION STANDARDS ADOPTED BY HAYS COUNTY FOR THE HEALTH AND WELFARE OF THE PUBLIC ARE NOT EXEMPTED FROM CHANGE AND THUS ARE NOT CONSIDERED GRAND–FATHERED. IT IS THE DECISION OF THE HAYS COUNTY TRANSPORTATION AND DEVELOPMENT SERVICES DEPARTMENTS THAT THE CONSTRUCTION AND DESIGN STANDARDS AT THE TIME OF ORIGINAL PLATTING SHALL BE HONORED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF FINAL PLAT ACCEPTANCE. IF CONSTRUCTION HAS STARTED PRIOR TO THE FIVE YEAR EXPIRATION DATE THEN THE PHASES FOR WHICH THE COUNTY HAS COMPLETE CONSTRUCTION PLANS FOR SHALL BE ALLOWED TO USE THE ORIGINAL STANDARDS, SUBSEQUENT PHASES THAT HAVE NOT BEEN FULLY DESIGNED AND APPROVED AT THAT POINT SHALL BE DESIGNED TO THE MOST CURRENT STANDARDS AND SPECIFICATIONS.

29) ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS.

30) MAIL BOXES PLACED WITHIN THE R.O.W. SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATION (CHAPTER 721, SUBCHAPTER 2.01).

31) SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR SPRING HOLLOW MUD.

32) DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.

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

34) POST–CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.

STATE OF TEXAS
COUNTY OF TRAVIS

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS, THAT I, PAUL J. FLUGEL, 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 HAYS COUNTY DEVELOPMENT REGULATIONS AND THE CITY OF DRIPPING SPRINGS AND FURTHER CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

Paul J. Flugel 9-09-2019

PAUL J. FLUGEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5096

STATE OF TEXAS
REGISTERED
PAUL J. FLUGEL
5096
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANIEL RYAN, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT A 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 48209C 0140F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND SHALL BE CONTAINED WITHIN THE RIGHTS–OF–WAY, OPEN SPACE AND DRAINAGE EASEMENT LOTS, AND DRAINAGE EASEMENTS SHOWN ON THE ATTACHED PLAT. ADDITIONALLY, STORM WATER RUNOFF FROM THE 100–YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS–OF–WAY, OPEN SPACE AND DRAINAGE EASEMENT LOTS AND/OR DRAINAGE EASEMENTS SHOWN ON THE ATTACHED MAP.

Daniel Ryan 9-9-2019

DANIEL RYAN
LICENSED PROFESSIONAL ENGINEER NO. 89458

STATE OF TEXAS
DANIEL RYAN
89458
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT FOR ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09, AND HAS BEEN FOUND TO COMPLY WITH THE CITY'S CODE OF ORDINANCES, AND IS HEREBY APPROVED ADMINISTRATIVELY.

Michelle Fischer 9/16/19

MICHELLE FISCHER, CITY ADMINISTRATOR — DATE

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO WIT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE CONNECTED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE–APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER 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 APPROVED ON–SITE SEWAGE FACILITY.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

CAITLYN STRICKLAND — DATE 9-12-19
DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES

TOM POPE, R.S. C.F.M. — DATE 9-12-2019
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF DRIPPING SPRINGS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.

CAITLYN STRICKLAND — DATE 9-12-19
DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES

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 16th DAY OF September, 2019 A.D., AT 4:11 O'CLOCK P M IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN ~~BOOK~~ Instrument # 19033166 ~~, PAGE~~

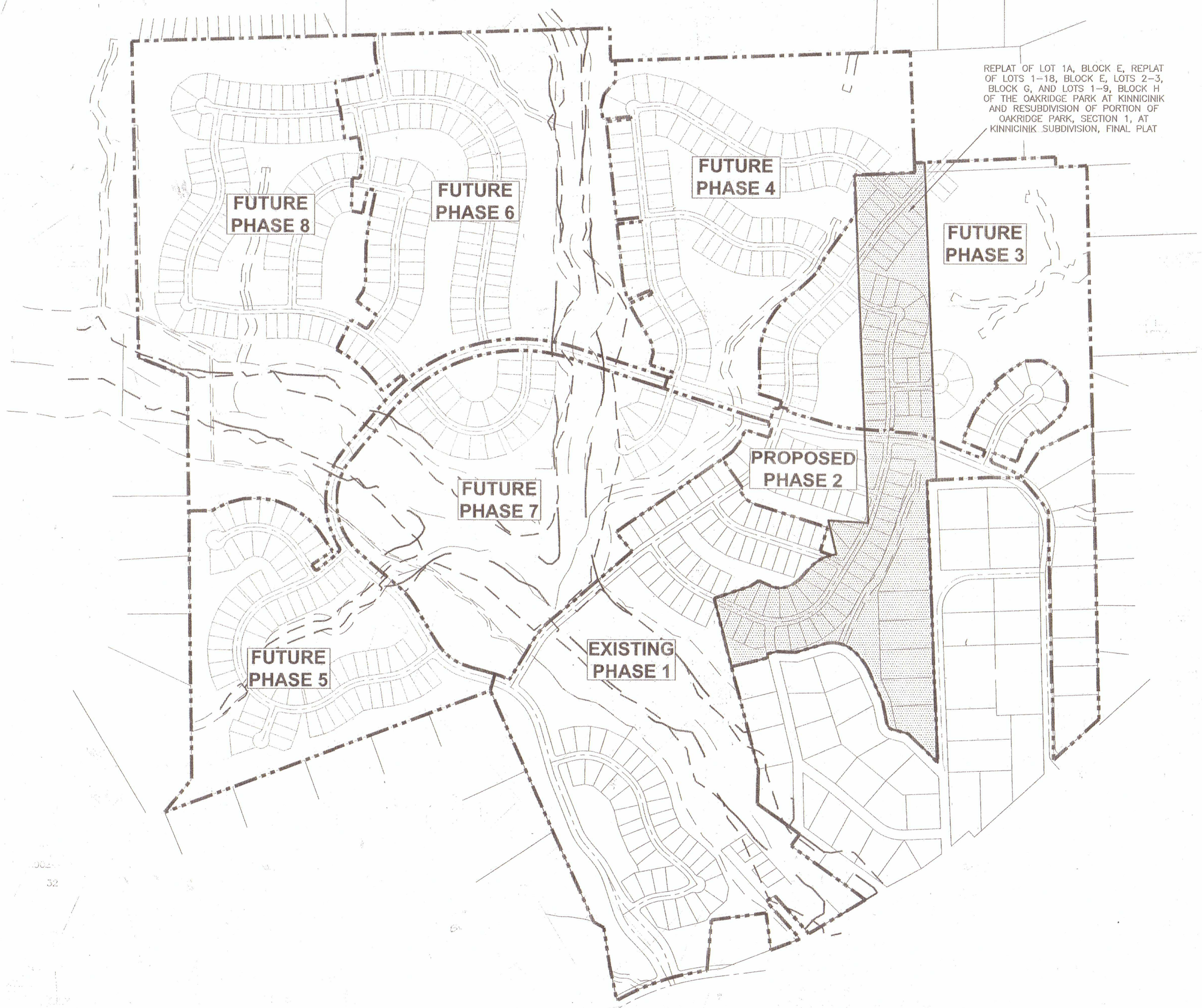
WITNESS MY HAND AND SEAL OF THIS THE 16th DAY OF September, 2019 A.D.

Elaine H. Cardenas by Jill Kratzer, Deputy

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

COUNTY OF HAYS COUNTY CLERK

REPLAT OF LOT 1A, BLOCK E, REPLAT OF LOTS 1–18, BLOCK E, LOTS 2–3, BLOCK G, AND LOTS 1–9, BLOCK H OF THE OAKRIDGE PARK AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK, SECTION 1, AT KINNICINIK SUBDIVISION, FINAL PLAT
OVERALL LAYOUT BY PHASE



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512–443–1724
Firm No. 10124500

PROJECT NO.: 1373–001
DRAWING NO.: 1373–001–PL–PHASE 2A
PLOT DATE: 09/09/19
PLOT SCALE: 1" = 100'
DRAWN BY: PMC/JED

SHEET 05 OF 05

LOT 2
BLOCK C
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK
(189/441)

LOT 3
BLOCK C
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK
(189/441)

8

7
DRAINAGE/OPEN SPACE

LOT 5
FOX RUN ESTATES
(5/321)

HM PARTEN RANCH DEVELOPMENT, INC.
PORTION OF 531.542 ACRES
(2016-16004247)

PROPOSED BLOCK A
PARTEN RANCH PHASE 2

PUBLIC ROAD (NOT BUILT)
(60' R.O.W)
(189/441)

PUBLIC ROAD
(60' R.O.W)
(189/441)

LOT 1
BLOCK C
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK
(189/441)

LOT 4
BLOCK C
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK
(189/441)

6

N88°09'47"E
0.65'

LOT 4
FOX RUN ESTATES
(5/321)

N88°09'47"E 278.81'
(N87°27'54"E 278.27')

264.09'

L7

LOT 3
FOX RUN ESTATES
(5/321)

3/4"

L3

KINNIKINIK LOOP
(60' R.O.W)
(189/441)

L4

L6

C2

14.07'

L8

5/8"

N73°12'15"W
0.28'

5/8"

5/8"

L5

3/4"

LOT 5
BLOCK B
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK
(189/441)

LOT 4
BLOCK B
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK
(189/441)

N01°20'34"W 212.22'

0.282 ACRES
HEREBY DEDICATED
FOR R.O.W.

1A-5

172.33'

S01°18'46"E
172.33'
(S00°13'09"E)

30.21'

N88°36'53"E 268.05'

N01°31'36"W 392.42'
(N02°13'20"W 392.38')

LOT 6
BLOCK B
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK
(189/441)

LOT 3
BLOCK B
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK
(189/441)

N01°20'34"W
170.00'

1A-4

170.00'

S01°18'46"E 292.20'
(S00°13'09"E-291.95')

LOT 2
FOX RUN ESTATES
(5/321)

N88°36'53"E 267.96'

P948

REFERENCE TIE
S87°21'53"E 3291.94'

N01°20'34"W
170.00'

1A-3
BLOCK A

91.99'

78.01'

N88°36'53"E 267.87'

KINNIKINIK LOOP
(60' R.O.W)
(189/441)

LOT 7
BLOCK B
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK
(189/441)

N01°20'34"W 177.11'

1A-2

174.87'

S01°18'46"E 401.78'
(S00°13'09"E)

LOT 1
FOX RUN ESTATES
(5/321)

N88°08'13"E 267.79'

LOT 8
BLOCK B
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK
(189/441)

LOT 2
BLOCK B
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK
(189/441)

N01°16'48"W 711.67'
(N02°01'31"W 710.88')

S42°25'38"E
80.00'

S01°18'46"E 33.04'
(S02°02'23"E 33.01')

S47°51'14"W 884.59'

148.90'

N01°20'34"W 322.95'

0.282 ACRES
HEREBY DEDICATED
FOR R.O.W.

1A-1

LOT 9
BLOCK B
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK
(189/441)

S47°51'14"W 367.23'
(S47°11'37"W 366.30')

299.05'

SEE
DETAIL A

S01°16'48"E 33.06'
(S02°01'31"E 33.02')

C1

88.18'

25' R.O.W. DEDICATION (19/90)

R.M. 1826
(80' R.O.W)

LOT 10
BLOCK B
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK
(189/441)

LOT 1
BLOCK B
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK
(189/441)

KINNIKINIK LOOP
(60' R.O.W)
(189/441)

SEE
DETAIL B

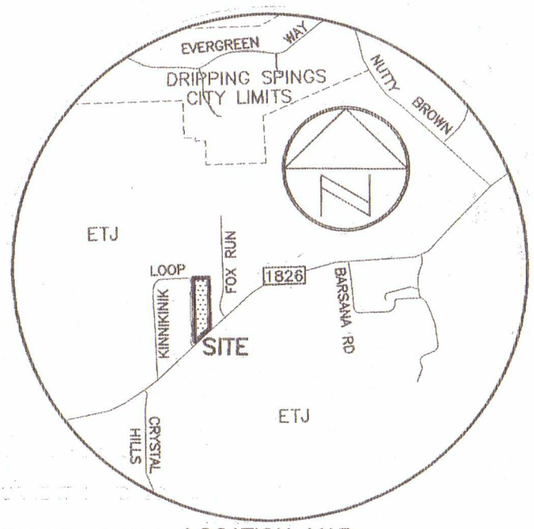
BM 6

JOHN HUNTER
INTERNATIONAL, INC.
26.335 ACRES
(2433/46)

KINNIKINIK LOOP
(60' R.O.W)
(189/441)

LOT 11
BLOCK B
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK
(189/441)

LOT 12
BLOCK B
OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1 AT KINNICINIK
(189/441)



LOCATION MAP
NOT TO SCALE

N

SCALE: 1" = 100'

GRAPHIC SCALE

100 50 0 100

DETAIL A
NOT TO SCALE

S01°18'46"E
0.21'

DETAIL B
NOT TO SCALE

S01°16'48"E
0.47'

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON--LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P948".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
N 13971449.79
E 2291197.59.

TEXAS STATE PLANE COORDINATES:
N 13969633.74
E 2290899.77

ELEVATION = 1003.44'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.999870017
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000130
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0
THETA ANGLE: 0°29'59"

LEGEND

E	1/2" REBAR WITH "EMERALD" CAP FOUND
●	1/2" REBAR FOUND (OR AS NOTED)
⊕	IRON PIPE FOUND (SIZE NOTED)
⊙	REBAR WITH "TRIAD" CAP FOUND
▥	CONC. HIGHWAY MON. FOUND
△	CALCULATED POINT
⊕	CONTROL POINT/BENCHMARK LOCATION
( )	RECORD INFORMATION

AREA TABLE

TOTAL AREA OF SUBDIVISION = 6.668 ACRES
AREA WITHIN ROADWAYS = 0.282 ACRES
AREA WITHIN RESIDENTIAL LOTS = 6.386 ACRES

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00'	130°48'12"	57.07'	N66°44'40"W	45.46'
C2	340.00'	8°10'36"	48.52'	N02°44'44"E	48.48'

REPLAT OF LOT 1A, BLOCK A, REPLAT OF LOTS 1-3, BLOCK A OF OAKRIDGE PARK, SECTION 1, AT KINNICINIK SUBDIVISION, FINAL PLAT

REPLAT OF LOT 1A, BLOCK A, REPLAT OF LOTS 1–3, BLOCK A OF OAKRIDGE PARK, SECTION 1, AT KINNICINIK SUBDIVISION, FINAL PLAT

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, JAY HANNA, PRESIDENT, OF HM PARTEN RANCH DEVELOPMENT, INC., THE OWNER OF 6.668 ACRES OF LAND, BEING A PORTION OF LOT 1A, BLOCK A, REPLAT OF LOTS 1–3, BLOCK A OF OAKRIDGE PARK, SEC.1, AT KINNICINIK, FINAL PLAT, A SUBDIVISION OF RECORD IN VOLUME 19, PAGE 90 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, SAME BEING A PORTION OF A CALLED 531.542 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN IN DOCUMENT NO. 2016–16004247 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY SUBDIVIDE THE SAID 6.668 ACRE PORTION OF THE SAID 531.542 ACRE TRACT OF LAND IN ACCORDANCE WITH THE PLAT ATTACHED TO BE KNOWN AS:

REPLAT OF LOT 1A, BLOCK A, REPLAT OF LOTS 1–3, BLOCK A
OF OAKRIDGE PARK, SECTION 1, AT KINNICINIK SUBDIVISION, FINAL PLAT.

SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

Jay Hanna

JAY HANNA, PARTNER
HM PARTEN DEVELOPMENT, INC.
1011 N. LAMAR BLVD.
AUSTIN, TX 78703

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAY HANNA, PARTNER OF HM PARTEN DEVELOPMENT, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS THE OWNER, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 9th DAY OF September A.D., 2019.

Karen R Ayers

NOTARY PUBLIC IN AND FOR
Travis COUNTY, TEXAS

KAREN R AYERS
My Notary ID # 129821095
Expires May 15, 2022

NOTES:

1) THIS PLAT IS LOCATED ENTIRELY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPINGS SPRINGS.

2) NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.

3) THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.

4) THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.

5) NO PORTION OF THE PROPERTY LOCATED WITHIN THIS PLAT LIES WITHIN A DESIGNATED 100–YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP NO. 48209C 0140 F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

6) WATER SERVICE WILL BE PROVIDED BY WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. NO INDIVIDUAL WATER WELLS WILL BE ALLOWED.

7) INDIVIDUAL ON–SITE SEWAGE FACILITY WILL BE ALLOWED FOR LOTS ~~1–5~~ 1A-1-1A5, BLOCK A. LOTS 1A-2, 1A-3, 1A-4 ARE RESTRICTED TO ADVANCED ON SITE SEWAGE SYSTEMS.

8) ELECTRIC SERVICES SHALL BE SUPPLIED BY PEDERNALES ELECTRIC COOPERATIVE.

9) TELEPHONE SERVICE SHALL BE SUPPLIED BY VERIZON OR AT&T.

10) ORGANIZED GAS UTILITY SERVICE WILL BE PROVIDED BY TXGAS.

11) MINIMUM FRONT SETBACK SHALL BE 25 FEET.

12) MINIMUM REAR SETBACK SHALL BE 10 FEET.

13) MINIMUM SIDE AND INTERIOR SETBACKS SHALL BE 5 FEET.

14) MINIMUM SIDE STREET SETBACK SHALL BE 15 FEET.

15) PUBLIC UTILITY EASEMENTS OF 10 FEET SHALL BE LOCATED ON BOTH SIDES OF DEDICATED RIGHT–OF–WAYS.

16) ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS REQUIREMENTS AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE COUNTY FOR MAINTENANCE.

17) THIS PLAT INCLUDES A 10' DEDICATION OF RIGHT–OF–WAY TO KINNIKINIK LOOP.

18) THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS REQUIREMENTS AS APPLICABLE TO THIS DEVELOPMENT.

19) AREA WITHIN NEW ROAD RIGHT–OF–WAY = 0.282 ACRES

20) DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HAYS COUNTY REQUIREMENTS OR AS APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT.

21) IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS AS SET FORTH IN TABLE 721 01 OF THE HAYS COUNTY DEVELOPMENT REQUIREMENTS.

22) IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS AND OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND CONVEYED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS AND THE COMMISSIONERS OF HAYS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREET, ROAD, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

23) THIS FINAL PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY AND HM PARTEN RANCH, INC.

24) THE MUD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE, WASTEWATER AND WATER QUALITY STRUCTURES AND/OR SYSTEMS LOCATED WITHIN THIS SUBDIVISION. WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER SYSTEM LOCATED WITHIN THIS SUBDIVISION.

25) 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.

26) ALL DRAINAGE EASEMENTS NECESSARY TO CONVEY CONCENTRATED FLOWS AND FLOODPLAINS FOR BASINS CONTAINING MORE THAN 64 ACRES ARE DEPICTED ON THE PLAT PER HAYS COUNTY DEVELOPMENT REGULATIONS CHAPTER 725.

27) POST DEVELOPED CONDITION RUNOFF RATE SHALL BE LESS THAN OR EQUAL TO THE PRE–DEVELOPED CONDITION RUNOFF RATES PER HAYS COUNTY REGULATIONS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.

28) PURSUANT TO CHAPTER 245 SECTION 004 (EXEMPTIONS) THE CONSTRUCTION STANDARDS ADOPTED BY HAYS COUNTY FOR THE HEALTH AND WELFARE OF THE PUBLIC ARE NOT EXEMPTED FROM CHANGE AND THUS ARE NOT CONSIDERED GRAND–FATHERED. IT IS THE DECISION OF THE HAYS COUNTY TRANSPORTATION AND DEVELOPMENT SERVICES DEPARTMENTS THAT THE CONSTRUCTION AND DESIGN STANDARDS AT THE TIME OF ORIGINAL PLATTING SHALL BE HONORED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF FINAL PLAT ACCEPTANCE. IF CONSTRUCTION HAS STARTED PRIOR TO THE FIVE YEAR EXPIRATION DATE THEN THE PHASES FOR WHICH THE COUNTY HAS COMPLETE CONSTRUCTION PLANS FOR SHALL BE ALLOWED TO USE THE ORIGINAL STANDARDS, SUBSEQUENT PHASES THAT HAVE NOT BEEN FULLY DESIGNED AND APPROVED AT THAT POINT SHALL BE DESIGNED TO THE MOST CURRENT STANDARDS AND SPECIFICATIONS.

29) ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS.

30) MAIL BOXES PLACED WITHIN THE R.O.W. SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATION (CHAPTER 721, SUBCHAPTER 2.01).

31) SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR SPRING HOLLOW MUD.

32) DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.

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

34) POST–CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS, THAT I, PAUL J. FLUGEL, 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 HAYS COUNTY DEVELOPMENT REGULATIONS AND THE CITY OF DRIPPING SPRINGS AND FURTHER CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

Paul J. Flugel 9-09-2019

PAUL J, FLUGEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5096

STATE OF TEXAS · REGISTERED · PAUL J. FLUGEL · 5096 · PROFESSIONAL · LAND SURVEYOR

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANIEL RYAN, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT A 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 48209C 0140F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND SHALL BE CONTAINED WITHIN THE RIGHTS–OF–WAY, OPEN SPACE AND DRAINAGE EASEMENT LOTS, AND DRAINAGE EASEMENTS SHOWN ON THE ATTACHED PLAT. ADDITIONALLY, STORM WATER RUNOFF FROM THE 100–YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS–OF–WAY, OPEN SPACE AND DRAINAGE EASEMENT LOTS AND/OR DRAINAGE EASEMENTS SHOWN ON THE ATTACHED MAP.

Daniel 9-9-2019

DANIEL RYAN
LICENSED PROFESSIONAL ENGINEER NO. 89458

STATE OF DANIEL RYAN · 89458 · LICENSED · PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT FOR ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09, AND HAS BEEN FOUND TO COMPLY WITH THE CITY'S CODE OF ORDINANCES, AND IS HEREBY APPROVED ADMINISTRATIVELY.

Michelle Fischer 9/16/19

MICHELLE FISCHER, CITY ADMINISTRATOR DATE

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO WIT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE CONNECTED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE–APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER 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.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

CAITLYN STRICKLAND
DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES — DATE 9-12-19

TOM POPE, R.S. C.F.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR — DATE 9-13-2019

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF DRIPPING SPRINGS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.

CAITLYN STRICKLAND
DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES — DATE 9-12-19

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 16th DAY OF September, 2019 A.D., AT 4:11 O'CLOCK P M IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK ~~_____~~, PAGE Instrument # 19033167

WITNESS MY HAND AND SEAL OF THIS THE 16th DAY OF September, 2019 A.D.

Elaine H. Cardenas by Jill Katzun, Deputy

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

COUNTY COURT OF HAYS COUNTY, TEXAS

OWNER:
HM PARTEN RANCH DEVELOPMENT, INC.
1011 N. LAMAR BLVD.
AUSTIN, TX 78703

SURVEYOR:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
512–443–1724

ENGINEER:
LJA ENGINEERING, INC.
7500 RIALTO BLVD.
BUILDING II, SUITE 100
AUSTIN, TX 78735

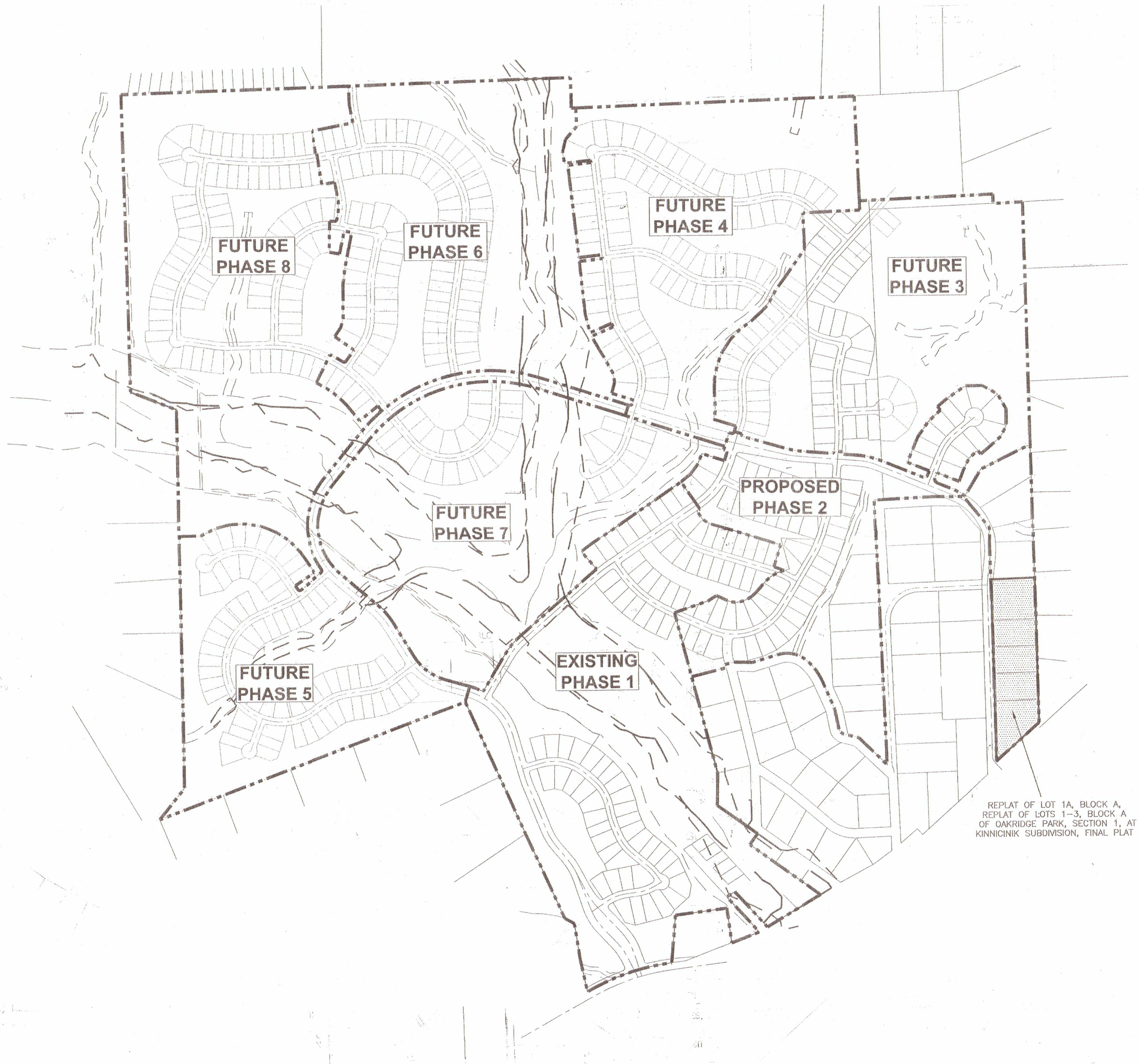
	TOTAL ACREAGE	USFWS BUFFERS	TOTAL ACREAGE MINUS USFWS BUFFERS	ALLOWABLE IMPERVIOUS COVER 20% NET SITE AREA	PROPOSED IMPERVIOUS COVER PER PHASE	REMAINING IMPERVIOUS COVER	OPEN SPACE ACREAGE
PARTEN RANCH DEVELOPMENT	531.75	102.29	429.46	85.89			**300
PARTEN RANCH, PHASE 1	82.56	30.14	52.419		13.13	72.76	47.67
PARTEN RANCH, AMENITY CENTER	5.37	0	5.37		0.99	71.77	
PARTEN RANCH, PHASE 2	56.15	1.48	54.67		11.81	59.96	5.33

**APPROXIMATE ACREAGE PER CONCEPT PLAN

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512–443–1724
Firm No. 10124500

PROJECT NO.: 1373–001
DRAWING NO.: 1373–001–PL–PHASE 2B
PLOT DATE: 09/09/19
PLOT SCALE: 1" = 100'
DRAWN BY: BBP/JBE/JED

REPLAT OF LOT 1A, BLOCK A, REPLAT OF LOTS 1-3, BLOCK A OF OAKRIDGE PARK, SECTION 1, AT KINNICINIK SUBDIVISION, FINAL PLAT
OVERALL LAYOUT BY PHASE

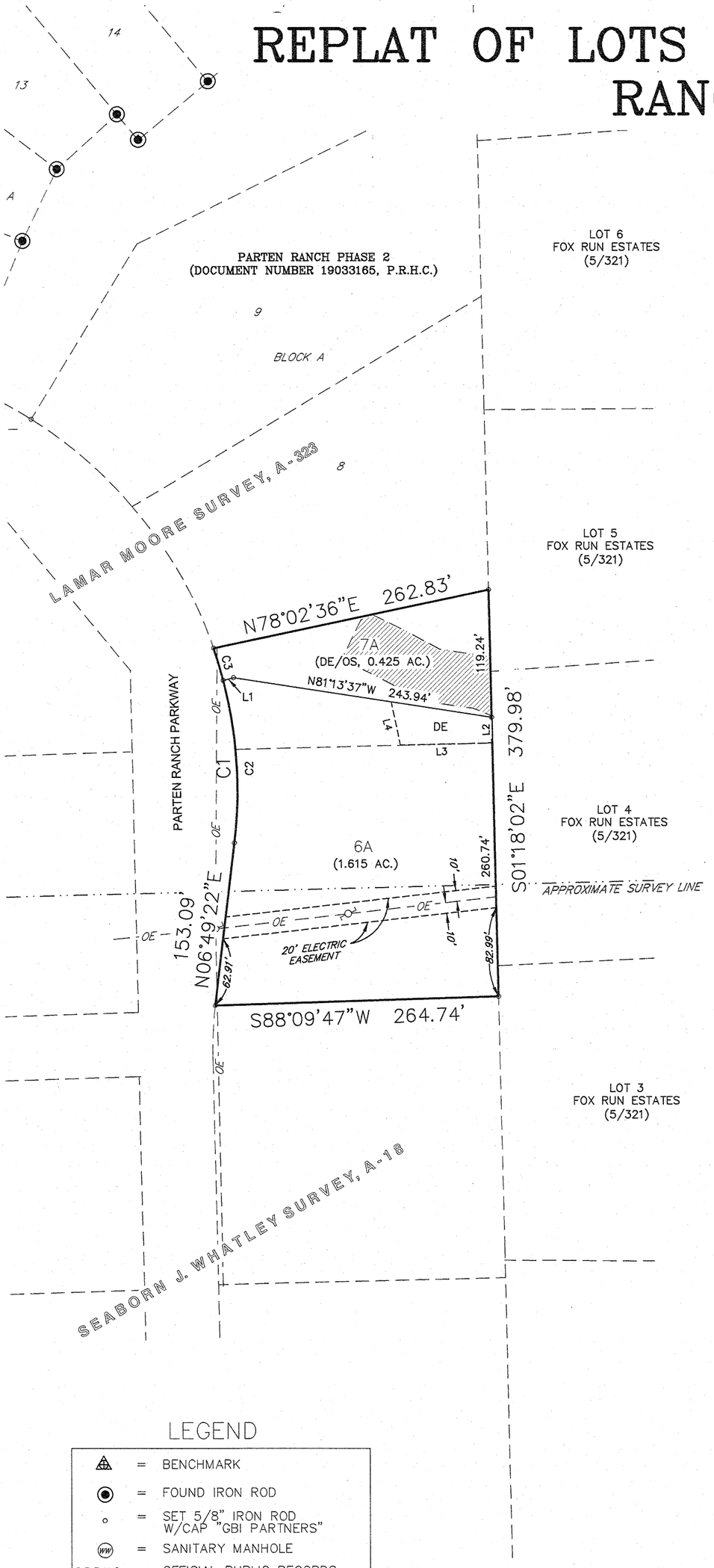


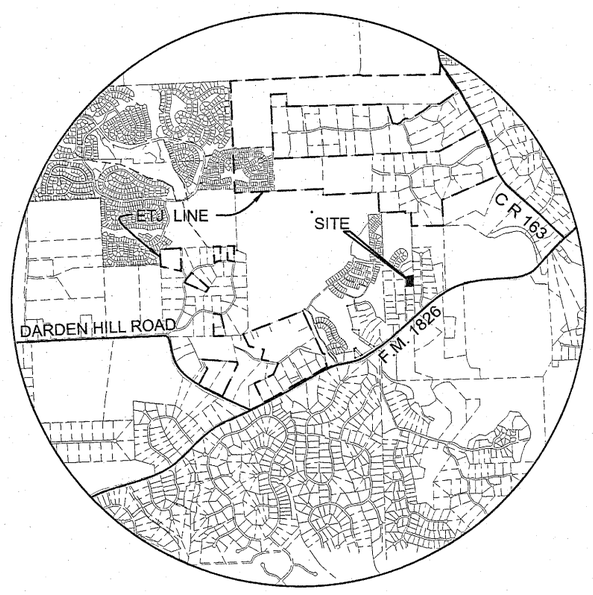
Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 1373-001
DRAWING NO.: 1373-001-PL-PHASE 2B
PLOT DATE: 09/09/19
PLOT SCALE: 1" = 100'
DRAWN BY: BBP/JBE/JED

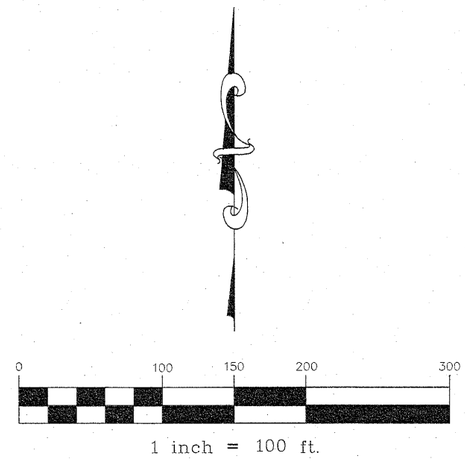
SHEET 03 OF 03

REPLAT OF LOTS 6 & 7, BLOCK A, PARTEN RANCH PHASE 2





VICINITY MAP
N.T.S.



NOTES:

1. THIS PLAT IS LOCATED ENTIRELY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
4. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. NO PORTION OF THE PROPERTY LOCATED WITHIN THIS PLAT LIES WITHIN A DESIGNATED 100–YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP NO. 48209C 0140 F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. WATER SERVICE WILL BE PROVIDED BY WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. NO INDIVIDUAL WATER WELLS WILL BE ALLOWED.
7. INDIVIDUAL ON–SITE SEWAGE FACILITY WILL BE ALLOWED FOR LOT 6A AND WILL BE RESTRICTED TO ADVANCED ON–SITE SEWAGE SYSTEMS.
8. ELECTRIC SERVICES SHALL BE SUPPLIED BY PEDERNALES ELECTRIC COOPERATIVE.
9. TELEPHONE SERVICE SHALL BE SUPPLIED BY VERIZON OR AT&T.
10. ORGANIZED GAS UTILITY SERVICE WILL BE PROVIDED BY TXGAS.
11. MINIMUM FRONT SETBACK SHALL BE 25 FEET.
12. MINIMUM REAR SETBACK SHALL BE 10 FEET.
13. MINIMUM SIDE AND INTERIOR SETBACKS SHALL BE 5 FEET.
14. MINIMUM SIDE STREET SETBACK SHALL BE 15 FEET.
15. PUBLIC UTILITY EASEMENTS OF 10 FEET SHALL BE LOCATED ON BOTH SIDES OF DEDICATED RIGHT–OF–WAYS.
16. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS REQUIREMENTS AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE COUNTY FOR MAINTENANCE.
17. THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS REQUIREMENTS AS APPLICABLE TO THIS DEVELOPMENT.
18. AREA WITHIN NEW ROAD RIGHT–OF–WAY = 6.196 ACRES.
19. DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HAYS COUNTY REQUIREMENTS OR AS APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT.
20. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS AS SET FORTH IN TABLE 721 01 OF THE HAYS COUNTY DEVELOPMENT REQUIREMENTS.
21. IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OF PLACED IN SUCH STREETS, ROADS AND OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND CONVEYED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS AND THE COMMISSIONERS OF HAYS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREET, ROAD, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.
22. THIS PLAT IS SUBJECT TO THE PARTEN RANCH DEVELOPMENT AGREEMENT DATED APRIL 1, 2016 BETWEEN THE CITY OF DRIPPING SPRINGS AND HM PARTEN RANCH, LP., RECORDED IN DOCUMENT NUMBER 2016–16010149, PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
23. THE MUD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE, WASTEWATER AND WATER QUALITY STRUCTURES AND/OR SYSTEMS LOCATED WITHIN THIS SUBDIVISION. WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER SYSTEM LOCATED WITHIN THIS SUBDIVISION.
24. 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.
25. ALL DRAINAGE EASEMENTS NECESSARY TO CONVEY CONCENTRATED FLOWS AND FLOODPLAINS FOR FOR BASINS CONTAINING MORE THAN 64 ACRES ARE DEPICTED ON THE PLAT PER HAYS COUNTY REGULATIONS CHAPTER 725.
26. POST DEVELOPED CONDITION RUNOFF RATE SHALL BE LESS THAN OR EQUAL TO THE PRE–DEVELOPED CONDITION RUNOFF RATES PER HAYS COUNTY REGULATIONS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
27. PURSUANT TO CHAPTER 245, SECTION 004 (EXEMPTIONS), THE CONSTRUCTION STANDARDS ADOPTED BY HAYS COUNTY FOR THE HEALTH AND WELFARE OF THE PUBLIC ARE NOT EXEMPTED FROM CHANGE AND THUS ARE NOT CONSIDERED GRANDFATHERED. IT IS THE DECISION OF THE HAYS COUNTY TRANSPORTATION AND DEVELOPMENT SERVICE3S DEPARTMENTS THAT THE CONSTRUCTION AND DESIGN STANDARDS AT THE TIME OF ORIGINAL PLATTING SHALL BE HONORED FOR A PERIOD OF 5 YEARS FROM THE DATE OF FINAL PLAY ACCEPTANCE. IF CONSTRUCTION HAS STARTED PRIOR TO THE FIVE–YEAR EXPIRATION DATE THEN THE PHASES FOR WHICH THE COUNTY HAS COMPLETE CONSTRUCTION PLANS FOR WHICH SHALL BE ALLOWED TO USE THE ORIGINAL STANDARDS. SUBSEQUENT PHASES THAT HAVE NOT BEEN FULLY DESIGNED AND APPROVED AT THAT POINT SHALL BE DESIGNED TO THE MOST CURRENT STANDARDS AND SPECIFICATIONS.
28. ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS.
29. MAIL BOXES PLACED WITHIN THE R.O.W. SHALL BE AN APPROVED TXDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATION (CHAPTER 721, SUBCHAPTER 2.01).
30. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR SPRING HOLLOW MUD.
31. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
32. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

LEGEND

⚠	=	BENCHMARK
◉	=	FOUND IRON ROD
○	=	SET 5/8" IRON ROD W/CAP "GBI PARTNERS"
(MH)	=	SANITARY MANHOLE
O.P.R.H.C.	=	OFFICIAL PUBLIC RECORDS HAYS COUNTY
H.C.D.R.	=	HAYS COUNTY DEED RECORDS
H.C.P.R.	=	HAYS COUNTY PLAT RECORDS
W.W.E.	=	WASTE WATER EASEMENT
F.M.E.	=	FORCE MAIN EASEMENT
P.U.E.	=	PUBLIC UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
O.S.	=	OPEN SPACE
B.L.	=	BUILDING LINE

CREEK BUFFER

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S75°15'24"W	10.01'
L2	S01°18'02"E	23.92'
L3	N88°36'53"E	85.91'
L4	N11°57'24"W	41.39'

CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	184.49'	410.00'	25°46'53"	N06°04'04"W	182.93'
C2	153.04'	410.00'	21°23'14"	N03°52'15"W	152.16'
C3	31.44'	410.00'	4°23'39"	N16°45'41"W	31.44'

SHEET 1 OF 2

REVISIONS		
5		
4		
3		
2		
1	REVISION	(DATE)

GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
1812 CENTRE CREEK DR., STE. 265 • AUSTIN, TX 78754
PHONE: 512-296-2675 • WWW.GBISURVEY.COM
TBPLS # 10194150 • TBPE # F17284

SCALE: 1"= 100'	JOB NO. A201002	DATE: 5–18–20
CREW CHIEF:	FIELD BOOK:	DWG.: 201002–PLAT

N:\Data\201002\201002-plat.dwg

REPLAT OF LOTS 6 & 7, BLOCK A, PARTEN RANCH PHASE 2

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, JAY HANNA, PRESIDENT, OF HM PARTEN RANCH DEVELOPMENT, INC., THE OWNER OF LOT 6 AND LOT 7, BLOCK A, PARTEN RANCH PHASE TWO, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 19033165 OF THE HAYS COUNTY PLAT RECORDS, TEXAS DO HEREBY SUBDIVIDE THE SAID LOTS ACCORDANCE WITH THE PLAT ATTACHED TO BE KNOWN AS "REPLAT OF LOTS 6 & 7, BLOCK A, PARTEN RANCH PHASE 2. SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

_____
JAY HANNA, PARTNER
HM PARTEN RANCH DEVELOPMENT, INC.
1011 N. LAMAR BLVD.
AUSTIN, TX 78703

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAY HANNA PARTNER OF HM PARTEN DEVELOPMENT, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS THE OWNER, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE _____ DAY OF _____ A.D., 20/_____.

_____
NOTARY PUBLIC IN AND FOR _____COUNTY, TEXAS

OWNER:
HM PARTEN RANCH DEVELOPMENT, INC.
1011 N. LAMAR BLVD.
AUSTIN, TX 78703

SURVEYOR:
GBI PARTNERS L.L.P.
FIRM REGISTRATION NO.
1812 CENTRE CREEK DRIVE
AUSTIN, TX 78754

ENGINEER:
LJA ENGINEERING, INC.
FIRM REGISTRATION NO., F-1386
7500 RIALTO BOULEVARD, BUILDING II, SUITE 100
AUSTIN, TX 78735

STATE OF TEXAS COUNTY OF TRAVIS

KNOW ALL MEN BY 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 HAYS COUNTY DEVELOPMENT REGULATIONS AND THE CITY OF DRIPPING SPRINGS AND FURTHER CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

_____
ALAN J. HORTON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5768

I, DANIEL RYAN, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT A 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 48209C 0140F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND SHALL BE CONTAINED WITHIN THE RIGHTS-OF-WAY, OPEN SPACE AND DRAINAGE EASEMENT LOTS, AND DRAINAGE EASEMENTS SHOWN ON THE ATTACHED PLAT. ADDITIONALLY, STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY, OPEN SPACE AND DRAINAGE EASEMENT LOTS AND/OR DRAINAGE EASEMENTS SHOWN ON THE ATTACHED MAP.

8/6/2020
DANIEL RYAN
REGISTERED PROFESSIONAL ENGINEER NO. 89458

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT, REPLAT OF LOTS 6 & 7, BLOCK A, PARTEN RANCH PHASE 2, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A MINOR PLAT FOR THE ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09, AND HAS BEEN FOUND TO COMPLY WITH THE CITY'S CODE OF ORDINANCES, AND IS HEREBY APPROVED ADMINISTRATIVELY.

_____ _____
MICHELLE FISCHER, CITY ADMINISTRATOR DATE
STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS
ENVIRONMENTAL HEALTH DEPARTMENT

NO STRUCTURE WITHIN 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 HAYS COUNTY DEVELOPMENT SERVICES.

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

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO WIT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE CONNECTED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER 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.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

_____ _____
CAITLIN STRICKLAND DATE
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

_____ _____
TOM POPE, R.S. C.F.M. DATE
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT AND COMMUNITY SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF DRIPPING SPRINGS FOR THE SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.

_____ _____
CAITLIN STRICKLAND DATE
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

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 _____, 20_____ A.D., AT _____ O'CLOCK __M IN THE PLAT RECORD OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER _____.
WITNESS MY HAND AND SEAL OF THIS THE _____ DAY OF _____, 20_____ A.D.

_____
ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). DISTANCES SHOWN HEREON ARE SURFACE AND CAN BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.999870017.

PROJECT BENCHMARK IS A 4" ALUMINUM DISK SET IN CONCRETE:

SURFACE COORDINATES: N 13971449.79
E 2291197.59.

GRID COORDINATES: N 13969633.74
E 2290899.77

ELEVATION = 1003.44'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

STATE OF TEXAS
DANIEL RYAN
89458
LICENSED
PROFESSIONAL ENGINEER

SHEET 2 OF 2

REVISIONS		
5		
4		
3		
2		
1	REVISION	(DATE)

GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
1812 CENTRE CREEK DR., STE. 265 • AUSTIN, TX 78754
PHONE: 512-296-2675 • WWW.GBISURVEY.COM
TBPLS # 10194150 • TBPE # F17284

SCALE: 1"= 100'	JOB NO. A201002	DATE: 5-18-20
CREW CHIEF:	FIELD BOOK:	DWG.: 201002-PLAT

N:\Data\201002\201002-plat.dwg

THE STATE OF TEXAS §

COUNTY OF HAYS §

PARTIAL VACATION OF SUBDIVISION, TO WIT: VACATION OF LOTS 6 & 7, BLOCK A OF THE PARTEN RANCH PHASE 2 SUBDIVISION, RECORDED IN DOCUMENT NUMBER 19033165 OF THE HAYS COUNTY PLAT RECORDS IN HAYS COUNTY, TEXAS.

WHEREAS, HM Parten Ranch Development, Inc., Owner of approximately 2.040 acres of land, more or less, and being part of Lots 6 and 7, Block A of the Parten Ranch Phase 2 subdivision, recorded in document 19033165 of the plat records of Hays County, Texas being a portion of a called 531.42 acre tract of land conveyed by special warranty deed with vendor's line in document 2016-16004247 of the official records of Hays County, Texas; and

WHEREAS, on the XXth day of July 2020, the Planning and Zoning Commission of the City of Dripping Springs, Texas, at its regular meeting, did recommend approval the vacation of Lots 6 and 7, Block A of the Parten Ranch Phase 2 subdivision, recorded in document 19033165 of the plat records of Hays County upon application thereof by the Owners of all land covered thereby; and

WHEREAS, on the XXth day of August 2020, the City Council of the City of Dripping Springs, Texas, at its regular meeting, did approve the vacation of Lots 6 and 7, Block A of the Parten Ranch Phase 2 subdivision, recorded in document 19033165 of the plat records of Hays County upon application thereof by the Owners of all land covered thereby; and

NOW THEREFORE, the City Council of the City of Dripping Springs, Texas does by these presents hereby declare that:

The above recitals are true and correct and that Lots 6 and 7, Block A of the Parten Ranch Phase 2 subdivision, recorded in document 19033165 of the plat records of Hays County, are to be partially vacated as shown in Instrument Number ????? of the Plat Records of Hays County.

EXECUTED THIS, the _____ day of _____.

CITY OF DRIPPING SPRINGS:

_____

TODD PURCELL, MAYOR
City of Dripping Springs, Texas

THE STATE OF TEXAS §
§
COUNTY OF HAYS §

BEFORE ME, the undersigned authority, on this day personally appeared **Todd Purcell**, known to me to the person whose name is subscribed to the foregoing instrument as Mayor of the City of Dripping Springs, Texas, a municipal corporation, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, this the ___th day of August 2020.

_____
Andrea Cunningham, Notary Public
State of Texas

HM Parten Ranch Development, Inc.

_____

THE 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 as _____ and they acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, this the _____ day of _____ 2020.

_____

Notary Public Signature
State of Texas

Highland Homes

_____

THE 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 as _____ and they acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, this the _____ day of _____ 2020.

_____

Notary Public Signature

Lennar Homes

_____

THE 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 as _____ and they acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, this the _____ day of _____ 2020.

_____

Notary Public Signature

Taylor Morrison Homes

_____

THE 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 as _____ and they acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, this the _____ day of _____ 2020.

_____
Notary Public Signature

CITY OF DRIPPING SPRINGS
PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620
512.858.4725 • www.cityofdrippingsprings.com

Date: September 14, 2020

HM Parten Ranch Development, Inc
Jay Hanna
jay@jayhanna.com

Permit Number: SUB2020-0021
Project Name: Parten Ranch Phase 2 RP PV
Project Address:

City staff has completed its review of the above-named project. Reviewer comments are provided below. These comments are intended to be comprehensive; however, there may be additional comments after reviewing the submitted corrections. **Applicants are encouraged to contact reviewers directly with questions.**

Engineer/Public Works Comments
The following comments have been provided by Chad Gilpin. Should you have any questions or require additional information, please contact Chad Gilpin by email cgilpin@cityofdrippingsprings.com.

1. Provide an exhibit showing existing water service location.
2. Add the following WTPUA notes:
   - The lots in this subdivision receive potable water service, either directly or via wholesale contract, from the West Travis County Public Utility Agency. As such, the property is subject to compliance with the terms set forth in the May 24, 2000 United States Fish and Wildlife Service Memorandum of Understanding with the Lower Colorado River Authority.
   - Lots [Add Lot Information] contain USFWS stream buffer zones and/or sensitive feature buffer zones as indicated hereon that must remain free of construction, development, or other alterations.
   - Impervious cover shall comply with the water quality plan approved for this subdivision and shall not be altered.
   - Declarant agrees that the lots in this plat document are subject to [declarant to select 2000 United States Fish and Wildlife Service Memorandum of Understanding with the Lower Colorado River Authority OR the Texas Commission on Environmental Quality Optional Enhanced Measures].
3. Update the City Signature block as follows:
   STATE OF TEXAS }

   COUNTY OF HAYS }

   CITY OF DRIPPING SPRINGS }

   THIS PLAT, *Name and Type of Plat* , HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

   APPROVED, THIS THE _____ DAY OF 20__,

   BY:

   _____

PLANNING & ZONING COMMISION CHAIR OR VICE CHAIR,

ATTEST:

_____

ANDREA CUNNINGHAM, CITY SECRETARY

City Planner Comments
The following comments have been provided by Amanda Padilla. Should you have any questions or require additional information, please contact Amanda Padilla by email apadilla@cityofdrippingsprings.com.

1. Lot 7A was included in the approved Parkland Dedication. To reduce the lot, you will need to amend the parkland dedication. This will need to go to the Parks and Recreation Commission and City Council. [Section 28.03 Parkland Dedication]

2. Change title to read "Partial Vacation and Replat of Lots 6 and 7, Block A Parten Ranch Phase 2"

3. Note 18, has changed from 4.471 Acres to 6.196 acres, please explain this. This would be considered a modified note. [Sec 7.2.3]

4. Note 34 of the original subdivision has been left off, please explain [Sec 7.2.3]

5. Add a "Purpose of Replat Statement" on the Plat [Sec 7.3]

6. Provide updated Will serve Letters, specifically for the utilities affected

7. The Plat Vacation document will need to be signed by all owners within the original subdivision prior to approval. [Sec 9.1]

8. Provide deeds/Proof of Ownership of all property owners within the Original Subdivision.

All resubmittals must be transmitted to the Planning Department at the City of Dripping Springs or uploaded to www.mygovernmentonline.org**.

Resubmittals must include a cover letter addressing each reviewer comment and noting where associated corrections/revisions/changes can be found in the submittal documents. **Please keep previous review comments on the document as you resubmit your response letter, so that staff can keep track of the original comments.** Resubmittals that do not include a cover letter will be considered incomplete and returned.

Regards,

Amanda Padilla, Senior Planner

****If you are wanting to resubmit on My Government Online, go to www.mygovernmentonline.org and login using your customer portal account. After login, click the My Account link located at the top right section of the screen to open the My Account Dashboard. Scroll down to the "My Permits" section and locate the project. Click "View Permit" to open the project. Scroll down to the section of your project labeled "Customer Documents." Click the "Add New File" link located to the far right to upload your files. The jurisdiction will be notified automatically after you've uploaded the files. If you are new to the MyGovernmentOnline customer portal, please note that instructions are available on the portal by clicking the "HELP" link or you may call the technical support line at 1-866-957-3764, option 1 for assistance using the online portal.

THE STATE OF TEXAS §

COUNTY OF HAYS §

PARTIAL VACATION OF SUBDIVISION, TO WIT: VACATION OF LOTS 6 & 7, BLOCK A OF THE PARTEN RANCH PHASE 2 SUBDIVISION, RECORDED IN DOCUMENT NUMBER 19033165 OF THE HAYS COUNTY PLAT RECORDS IN HAYS COUNTY, TEXAS.

acreage should be 531.542

WHEREAS, HM Parten Ranch Development, Inc., Owner of approximately 2.040 acres of land, more or less, and being part of Lots 6 and 7, Block A of the Parten Ranch Phase 2 subdivision, recorded in document 19033165 of the plat records of Hays County, Texas being a portion of a called 531.42 acre tract of land conveyed by special warranty deed with vendor's line in document 2016-16004247 of the official records of Hays County, Texas; and

Leave a blank space to be filled out when approved

WHEREAS, on the XXth day of July 2020, the Planning and Zoning Commission of the City of Dripping Springs, Texas, at its regular meeting, did recommend approval the vacation of Lots 6 and 7, Block A of the Parten Ranch Phase 2 subdivision, recorded in document 19033165 of the plat records of Hays County upon application [illegible] by the Owners of all land covered thereby; and

delete this will be approved by P&Z

WHEREAS, on the XXth day of August 2020, the City Council of the City of Dripping S[illegible] Texas, at its regular meeting, did approve the vacation of Lots 6 and 7, Block A of the Parten Ranch Phase 2 subdivision, recorded in document 19033165 of the plat records of Hays County upon application thereof by the Owners of all land covered thereby; and

Please add "to be partially vacated and replatted "

change to P&Z

NOW THEREFORE, the City Council of the City of Dripping Springs, Texas does by these presents hereby declare that:

The above recitals are true and correct and that Lots 6 and 7, Block A of the Parten Ranch Phase 2 subdivision, recorded in document 19033165 of the plat records of Hays County, are to be partially vacated as shown in Instrument Number ????? of the Plat Records of Hays County.

EXECUTED THIS, the _____ day of _____.

Leave blank to be filled in when replat is filled.

CITY OF DRIPPING SPRINGS:

_____

TODD PURCELL, MAYOR
City of Dripping Springs, Texas

Change to Chair or Vice Chair of the Planning and Zoning Commission

change to a blank to be filled in with name of who signs

THE STATE OF TEXAS §
§
COUNTY OF HAYS §

BEFORE ME, the undersigned authority, on this day personally appeared **Todd Purcell**, known to me to the person whose name is subscribed to the foregoing instrument as Mayor of the City of Dripping Springs, Texas, a municipal corporation, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, this the ___th day of August 2020.

_____
Andrea Cunningham, Notary Public
State of Texas

HM Parten Ranch Development, Inc.

_____

THE 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 as _____ and they acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, this the _____ day of _____ 2020.

_____

Notary Public Signature
State of Texas

Highland Homes

_____

THE 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 as _____ and they acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, this the _____ day of _____ 2020.

_____

Notary Public Signature

Lennar Homes

_____

THE 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 as _____ and they acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, this the _____ day of _____ 2020.

_____

Notary Public Signature

Taylor Morrison Homes

_____

THE 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 as _____ and they acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, this the _____ day of _____ 2020.

_____
Notary Public Signature

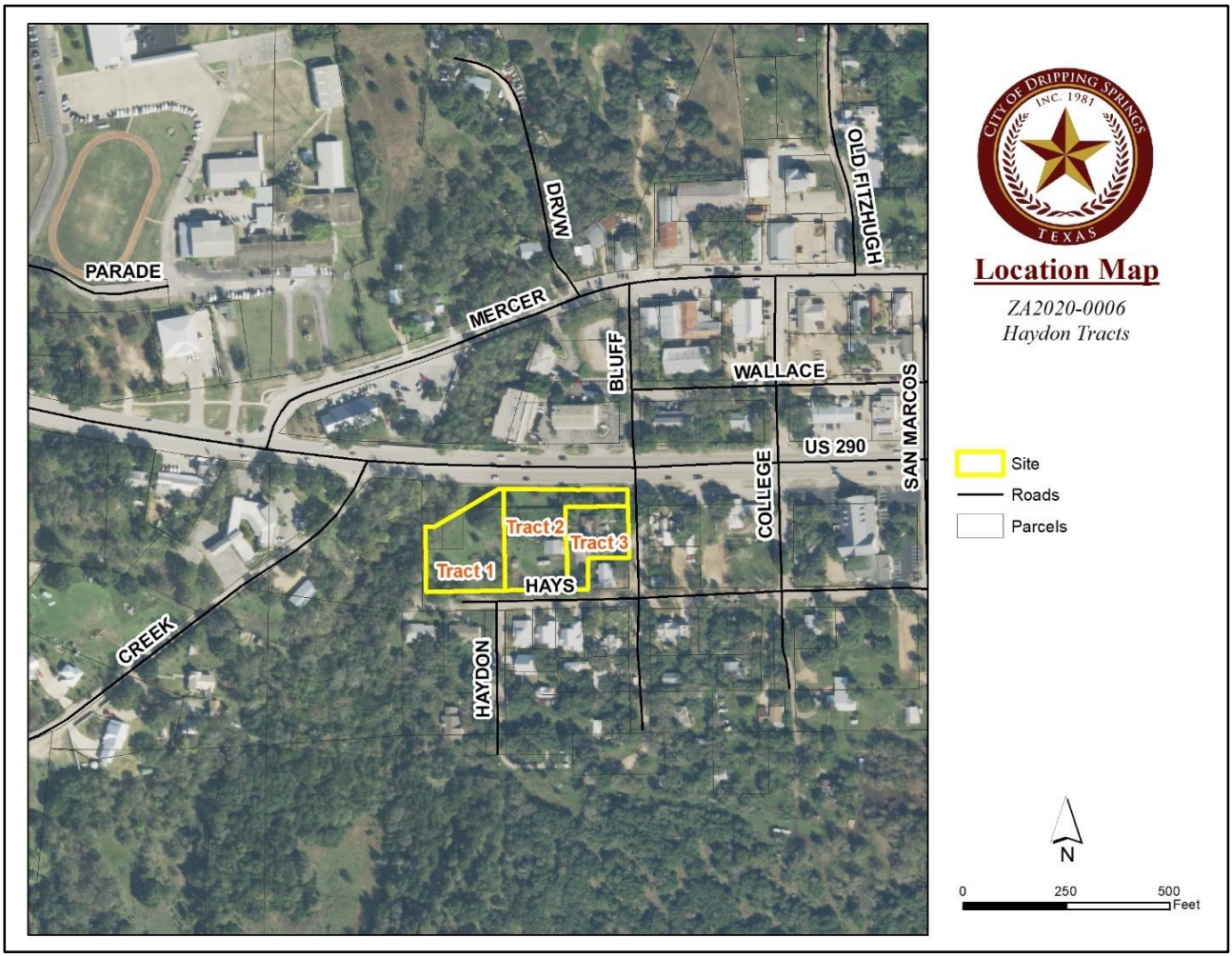
Planning and Zoning Commission Meeting
Planning Department Staff Report

Planning and Zoning Commission Meeting:	September 22, 2020
Project Number:	ZA2020-0006
Project Planner:	Amanda Padilla, Senior Planner

Item Details

Project Name:	Haydon Tracts 1, and 2
Property Location:	This property is generally located northwest of the intersection of Bluff Street and Hays Street, within the Hays Street Historic District.
Legal Description:	W.T. Chapman # 5, Block 1,2,3,4,7,8 & 0.68 acre of spring street
Applicant:	Jon Thompson
Property Owner:	Charles Haydon
Request:	A proposed zoning map amendment for two (2) tracts generally located northwest of the intersection of Bluff Street and Hays Street, within the Hays Street Historic District. Tracts 1 and 2 are requesting to rezone from Two-Family Residential - Duplex (SF4) to Single-Family Attached Residential - Town Home (SF5) with a Conditional Overlay.

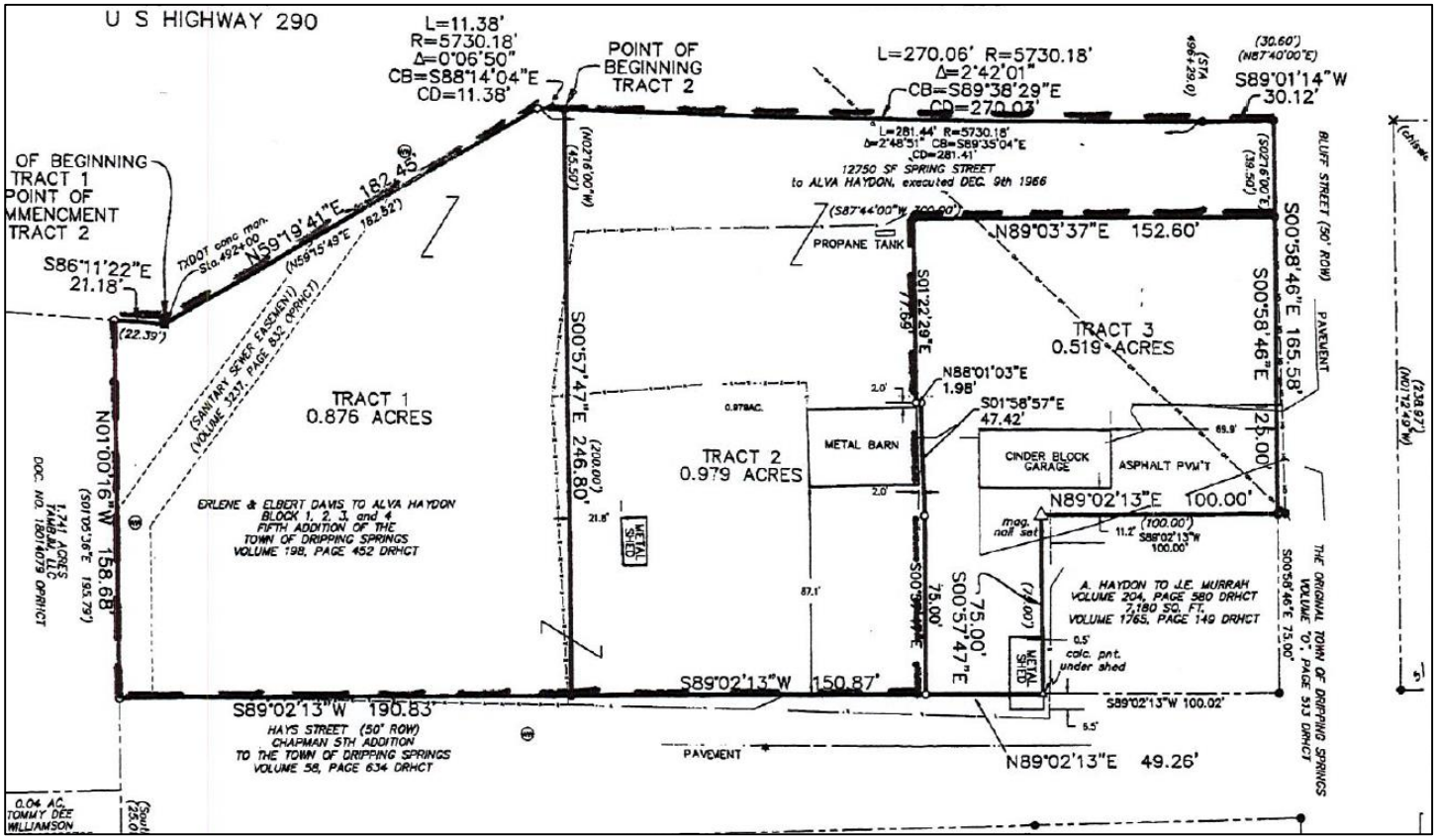
Staff Recommendation:



Planning Department Staff Report

Overview

The applicant is requesting a zoning map amendment change for two (2) tracts generally located northwest of the intersection of Bluff Street and Hays Street, within the Hays Street Historic District. Tracts 1 and 2 are requesting to rezone from Two-Family Residential - Duplex (SF4) to Single-Family Attached Residential District (SF-5) Garden Home (SF5) with a Conditional Overlay.



The zoning district Single-Family Attached Residential District (SF-5) Garden Home is intended to promote stable, quality, residential development on individual lots at slightly increased densities. Individual ownership of each lot is encouraged. This district may be included within certain areas of neighborhoods or, when in accordance with the intent of the Comprehensive Plan, may provide a "buffer" or transition district between lower density residential areas and multiple-family or nonresidential areas or major thoroughfares.

Permitted Uses: Those uses listed for the SF-5 District or any less intense residential district in Appendix C [Appendix E] (Use Charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.

Both tracts are within the Hays Street Historic District. When a lot is within the historic district, they shall comply with the Historic District Overlay as well as the Zoning District Use Chart. Certain uses could be prohibited in the Historic District but allowed in SF-5.

The applicant is also requesting a Conditional Overlay that would help complement the development of the lot to have a similar aesthetic to the properties south on Hays Street.

Staff worked with the applicant to find restrictions that complemented the neighborhood aesthetic and include the following conditions within the Conditional Overlay:

1. One (1) Dwelling Unit per lot
2. Minimum Lot Size = 5, 000 square feet
3. Minimum Lot Width = 50 feet

Development Standards and Regulations for Residential District and Historic District			
	SF-4	**SF-5**	**Hays Historic District**
Size of Lots			
Minimum Lot area	10,000 square feet	2,500 square feet	
Minimum Lot Width	Seventy feet (70')	Thirty feet (30')	
Minimum Lot Depth	One hundred feet (100')	Zero (0)	
Setback Requirements			
Minimum Front Yard	Minimum twenty feet (20').	Fifteen feet (15')	Ten feet (10’)
Minimum Side Yard	Minimum ten feet (10'); fifteen feet (15') from a street right-of-way for a corner lot.	a. Single-family attached dwellings are not required to have a side yard, with the exception of a minimum fifteen-foot (15') side yard adjacent to a street. The ends of any two adjacent building complexes or rows of buildings shall be at least fifteen feet (15') apart. b. A complex of attached single-family dwellings shall have a minimum length of three (3) dwelling units and shall not exceed two hundred feet (200') in length or the width of six (6) attached units, whichever is less.	Five feet (5’)
Minimum Rear Yard	Minimum twenty feet (20') for the main building.	Twenty feet (20') for the main building	Ten feet (10’)
Maximum Lot Coverage	50%	80%	
Height Regulations			
Main Building	Maximum two and one-half (2-1/2) stories, or forty feet (40'), whichever is less, for the main building or house	Maximum two and one-half (2-1/2) stories, or forty feet (40') for the main building or house, whichever is less.	Maximum two (2) stories
Accessory Building	Maximum twenty-five feet (25') for other accessory buildings, including a detached garage or accessory dwelling units.	Maximum twenty-five feet (25') for accessory buildings, including a detached garage or accessory dwelling units.	

Planning Department Staff Report

Site Information

Location:
The Subject property is located northwest of the intersection of Bluff Street and Hays Street, within the Hays Street Historic District.

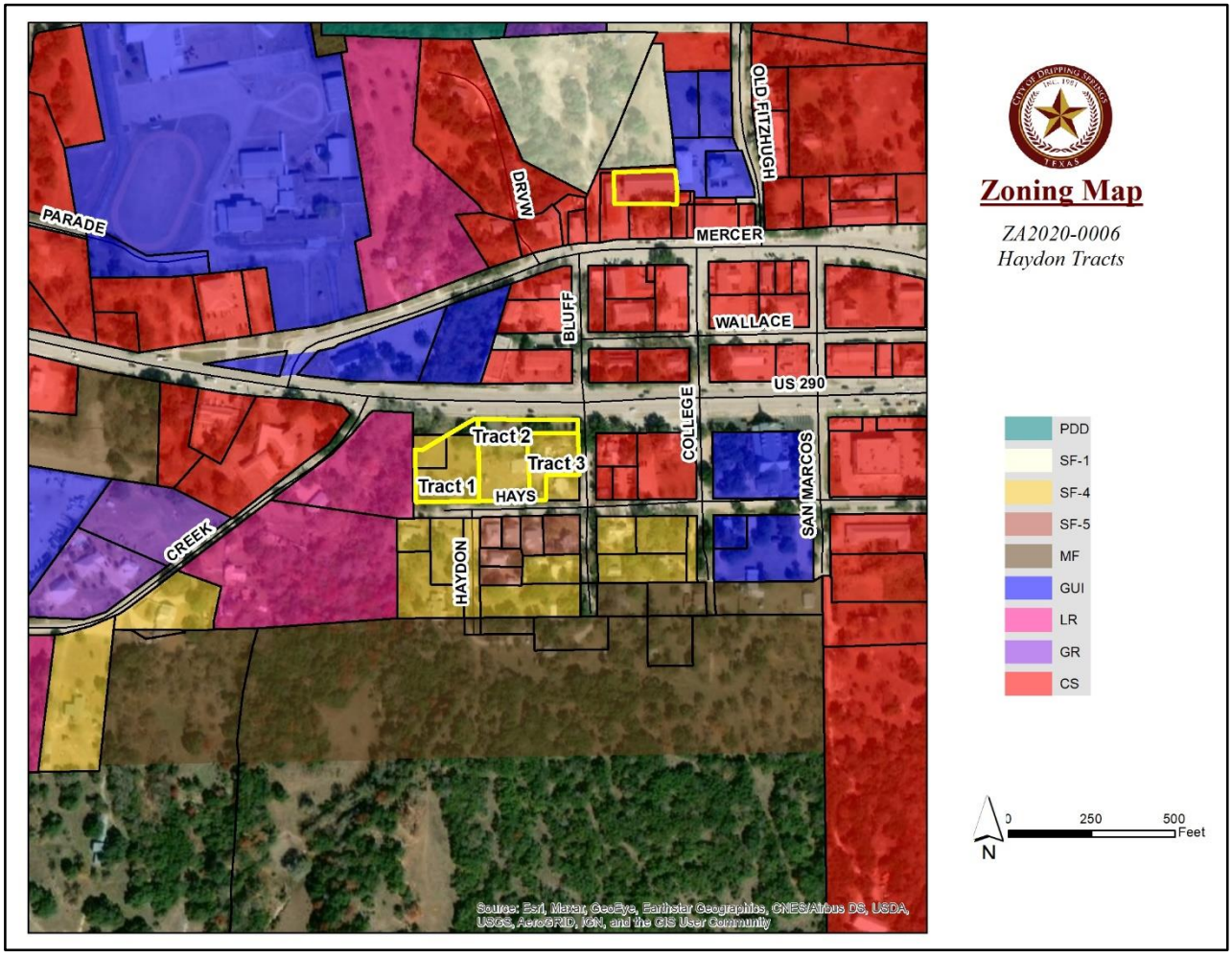
Physical and Natural Features:

The tracts are currently undeveloped with a barn/shop and shed. The tracts contain clusters of heritage trees that will be addressed at the COA and Site Plan.

Future Land Use and Zoning Designation:

The City's Future Land Use Map does not show this property on the Map. The property is within the Hays Street Historic District and shall comply with the Historic District Overlay use chart.

Surrounding Properties



The current zoning and existing uses of the adjacent properties to the north, south, east, and west are outlined in the table below:

Direction	Zoning District	Existing Use	Future Land Use
North	Government, Utility, Institutional (GUI), Commercial Services (CS)	City Hall, Office & Retail (Spring Bluff Center)	Not Shown on the Future Land Use Map

East	General Retail, Commercial Services (CS)	Potential Bed and Breakfast, Restaurant (Rolling in Thyme and Dough)(Creek Road Café)	
South	Single-Family Attached Residential District (SF-5) Garden Home	Garden Homes	
West	Local Retail (LR)	Commercial Development/ Vacant Building	

Approval Criteria for Zoning Amendment (Chapter 30 Zoning, Exhibit A, Sec 2.28.1 and 2.28.2)

2.28.1 The City declares the enactment of these regulations governing the use and development of land, buildings, and structures as a measure necessary to the orderly development of the community. No change shall be made in these regulations or in the boundaries of the zoning districts except:

a. To correct any error in the regulations or map;

b. To recognize changed conditions or circumstances in a particular locality;

c. To recognize changes in technology, the style of living, or manner of conducting business;

d. To make changes in order to implement policies reflected within the Comprehensive Plan.

2.28.2 In making a determination regarding a requested zoning change, the P&Z and the City Council shall consider the following factors:

Factors	Staff Comments
1. whether the proposed change will be appropriate in the immediate area concerned;	The proposed change from SF-4 to SF-5 with a Conditional Overlay is an appropriate change. The Conditional Overlay provides development standards that allows for the Tracts to fit in well with the adjoining lots.
2. their relationship to the general area and the City as a whole;	Staff worked with the applicant to provide a conditional overlay that complemented the area and the City as a whole.
3. whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;	The tracts are not within any existing or proposed City Plans.
4. the amount of undeveloped land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such undeveloped land unavailable for development;	This rezoning will not impact any undeveloped land in the vicinity with the same zoning district.
5. the recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change;	Moderately/High Dense residential developments are at an influx within the City of Dripping Springs.
6. how other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;	No areas designated for similar development will be affected by this proposed amendment.
7. whether the proposed change treats the subject	The proposed change does not treat the subject tracts

parcel of land in a manner which is significantly different from decisions made involving other, similarly situated parcels; and	of land in a manner which is significantly different from decisions made involving other, similarly situated parcels.
8. any other factors which will substantially affect the public health, safety, morals, or general welfare.	The rezoning does not affect the public health, safety, morals, or general welfare.

Summary, Recommendation, and Required Action

Based on the uses permitted and the development standards in the Single-Family Attached Residential District (SF-5), Conditional Overlay promoting compatibility with adjoining lots, Historic Overlay District, the adjacent land uses, the increase in potential residential lots, **Staff recommends approval of the requested Zoning Change for Tracts 1 and 2 from SF-4 to SF-5 with a Conditional Overlay.**

Planning and Zoning action:

2.34.1 The P&Z shall hold a public hearing on a zoning an amendment to the Zoning Ordinance. After all public input has been received and the public hearing closed, the P&Z shall make its recommendations on the proposed zoning request and concept plan, if submitted, stating its findings, its overall evaluation of the request, and its assessment regarding how the request relates to the City's Comprehensive Plan. The P&Z may, on its own motion or at the applicant's request, defer its decision recommendations until it has had an opportunity to consider other information or proposed modifications to the request which may have a direct bearing thereon. If the P&Z elects to postpone or defer its hearing on the request, such action shall specifically state the time period of the postponement by citing the meeting date whereon the request will reappear on the P&Z's agenda.

2.34.2 When the P&Z is ready to act upon the zoning request, it may recommend:

(a) approval of the request as it was submitted by the applicant;

(b) approval of the request subject to certain conditions as in the case of a Planned Development District (PDD) or a Conditional Use Permit (CUP); or

(c) disapproval of the request.

2.34.3 The P&Z's recommendation will be automatically forwarded to the City Council for a second public hearing thereon.

Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the-site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the zoning map amendment. To date, no letters for or against the request have been received.

Attachments

Exhibit 1 – Zoning Map Amendment Application
Exhibit 2 – Proposed Ordinance & Survey
Exhibit 3 - Implementation Standards Historic Districts

Recommended Action:	Recommend approval of the requested zoning map amendment for Tract 1 & 2
Alternatives/Options:	Recommend denial of the zoning map amendment.

Planning Department Staff Report

Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A
Comprehensive Plan Goal:	Livability /Quality of Life Support Housing Options in Dripping Springs

CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

ZONING/PDD AMENDMENT APPLICATION

Case Number (staff use only): _____-____

CONTACT INFORMATION

PROPERTY OWNER NAME Charles Haydon

STREET ADDRESS 102 South Bluff Street

CITY Dripping Springs STATE Texas ZIP CODE 78620

PHONE (512) 924-7728 EMAIL 601charliesherry@gmail.com

APPLICANT NAME Jon Thompson

COMPANY J Thompson Professional Consulting, LLC

STREET ADDRESS PO Box 172

CITY Dripping Springs STATE Texas ZIP CODE 78620

PHONE (512) 568-2184 EMAIL jthompsonconsultingds@gmail.com

REASONS FOR AMENDMENT

☐ TO CORRECT ANY ERROR IN THE REGULATION OR MAP

■ TO RECOGNIZE CHANGES IN TECHNOLOGY, STYLE OF LIVING, OR MANNER OF CONDUCTING BUSINESS

■ TO RECOGNIZE CHANGED CONDITIONS OR CIRCUMSTANCES IN A PARTICULAR LOCALITY

☐ TO MAKE CHANGES IN ORDER TO IMPLEMENT POLICIES REFLECTED WITHIN THE COMPREHENSIVE PLAN

PROPERTY & ZONING INFORMATION	
PROPERTY OWNER NAME	Charles W. Haydon
PROPERTY ADDRESS	
CURRENT LEGAL DESCRIPTION	W.T. Chapman # 5, Block 1, Lots 1, 2, 3, 4, 7, 8 & 0.68 acre of Spring Street
TAX ID#	R23586
LOCATED IN	■ CITY LIMITS ☐ EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	SF4 (for Tract 1 & 2)
REQUESTED ZONING/AMENDMENT TO PDD	SF5 (for Tracts 1 & 2)
REASON FOR REQUEST *(Attach extra sheet if necessary)*	To recognize the commercial value and potential of the two tracts in a changing economy and development standards for the property The Tracts 1 & 2 are also identified in the accompanying survey.
INFORMATION ABOUT PROPOSED USES *(Attach extra sheet if necessary)*	Tract 1 & 2 -the owner has no plans but would like to limit it to being reflective of what has already been built on the south side of Hays Street south of this tract. That area has SF5 zoning. The owners also would like to further restrict with an conditional overlay to restrict the development on this lot to detached single family garden style homes.

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *

(See attached agreement).

■ YES (REQUIRED)* ☐ YES (VOLUNTARY)* ☐ NO*

* If proposed subdivision is in the City Limits, compliance with Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (*see Outdoor Lighting tab on the CODS webpage and online Lighting Ordinance under Code of Ordinances tab for more information*).

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Jon Thompson is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.
(As recorded in the Hays County Property Deed Records, Vol. _____, Pg. _____) Cause # 18-0113-P

Charles Hayda
Name

Owner
Title

STATE OF TEXAS §
§
COUNTY OF HAYS §

This instrument was acknowledged before me on the 13 day of July, 2020 by Charles Hayda.

Notary Public, State of Texas

My Commission Expires: 5/30/21

BLAKE PATTERSON GLANCY
Notary Public, State of Texas
Comm. Expires 05-30-2021
Notary ID 126829324

Jon Thompson
Name of Applicant

ZONING AMENDMENT SUBMITTAL

All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. ***Incomplete submissions will not be accepted.*** *By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal.*

Jon Thompson
Applicant Signature

August 25, 2020
Date

CHECKLIST

STAFF	APPLICANT	
☐	☑	Completed Application Form - including all required signatures and notarized
☐	☑	Application Fee-Zoning Amendment or PDD Amendment (*refer to Fee Schedule*)
☐	☑	PDF/Digital Copies of all submitted Documents **When submitting digital files, a cover sheet must be included outlining what digital contents are included.**
☐	☑	Billing Contact Form
☐	☑	GIS Data
☐	☑	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings *(required if marked "Yes (Required)" on above Lighting Ordinance Section of application)*
☐	☑	Legal Description
☐	☐	Concept Plan
☐	☐	Plans
☐	☑	Maps N/A - The box was inadvertently. checked
☐	☑	Architectural Elevation N/A - The box was inadvertently. checked
☐	☑	Explanation for request (*attach extra sheets if necessary)*
☐	☑	Information about proposed uses (*attach extra sheets if necessary)*
☐	☑	Public Notice Sign (*refer to Fee Schedule*)
☐	☑	Proof of Ownership-Tax Certificate or Deed
☐	☐	Copy of Planned Development District (*if applicable*)
☐	☑	Digital Copy of the Proposed Zoning or Planned Development District Amendment

CITY OF DRIPPING SPRINGS

ORDINANCE No. _____

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS ("CITY"), REZONING TWO TRACTS OF LAND, TOTALING APPROXIMATELY 1.855 ACRES FROM TWO-FAMILY RESIDENTIAL - DUPLEX (SF-4) TO SINGLE-FAMILY ATTACHED RESIDENTIAL DISTRICT (SF-5); ADOPTING A CONDITIONAL USE OVERLAY; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; EFFECTIVE DATE; AUTHORIZING THE CITY ADMINISTRATOR TO NOTE THE CHANGE ON THE OFFICIAL ZONING MAP OF THE CITY; PROPER NOTICE & MEETING.

WHEREAS, the City Council of the City of Dripping Springs ("City Council") seeks to promote orderly land use and development within the City; and

WHEREAS, the City Council finds to be reasonable and necessary the rezoning of the tracts, described more fully in *Attachment "A"* and totaling approximately 1.855 acres, from Two-Family Residential - Duplex (SF-4) to Single-Family Attached Residential District (SF-5); and

WHEREAS, the City Council finds to be reasonable and necessary the adoption of a conditional use overlay to the tracts in addition to the rezoning, described more fully in *Attachment "B"* and totaling approximately 1.855 acres, from Two-Family Residential - Duplex (SF-4) to Single-Family Attached Residential District (SF-5); and

WHEREAS, the City Council recognizes changed conditions and circumstances in the particular location; and

WHEREAS, the City Council finds that the zoning change is compatible with the surrounding area and with the City's Zoning Ordinance and Comprehensive Plan; and

WHEREAS, after notice and hearing required by law, a public hearing was held before the Dripping Springs Planning and Zoning Commission on September 22, 2020 to consider the proposed amendment and the Planning and Zoning Commission recommended approval of the proposed change; and

WHEREAS, after public hearing held by the City Council on October 13, 2020, the City Council voted to approve the recommendation of the Planning and Zoning Commission; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has

DRAFT

general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, pursuant to Chapter 211 of the Texas Local Government Code, the City has the authority to zone and rezone property; and

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace or order of the City of Dripping Springs to adopt this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Dripping Springs:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as expressly set forth herein.

2. ENACTMENT

Two tracts of land totaling approximately 1.855 acres and described more fully in *Attachment "A"*, is hereby rezoned from Two-Family Residential - Duplex (SF-4) to Single-Family Attached Residential District (SF-5).

Further, the property will also have a conditional overlay that limits certain development standards on the property. The conditional use overlay is described in *attachment "B"*.

3. REPEALER

All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. CHANGE ON ZONING MAP

The City Administrator is hereby authorized to and shall promptly note the zoning change on the official Zoning Map of the City of Dripping Springs, Texas.

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6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage.

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, a public hearing was held, and that public notice of the time, place and Purpose of said hearing and meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED & APPROVED this, the___day of_____ 2020, by a vote of _____(*ayes*) to____(*nays*) to_____(*abstentions*) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

by:_____

Bill Foulds, Jr., Mayor

ATTEST:

_____

Andrea Cunningham, City Secretary

DRAFT

Attachment "A" Survey and Metes and Bounds

DRAFT

City of Dripping Springs

CODE OF ORDINANCES

CHAPTER 30: ZONING

EXHIBIT A

1.1. Applicability

This Ordinance shall apply solely to the following tracts, which shall herein be referred to as the subject properties;

Tract 1:
Being a 0.876 of one acre of land, being a portion of a called 2,996 square foot tract as described in a deed to Alva and Willie Mae Haydon recorded in document no. 70025404, volume 3237, page 802 of the official public records of Hays County, Texas and a portion of block No. 1 of the fifth addition of the town of dripping springs as conveyed in a deed to Alva Haydon in volume 198, page 452 of the Hays County Deed records;
Tract 2:
Being a 0.979 of one acre of land, 42,639 sq. ft., being all of a called 12,750 square foot tract as described in a deed to Alva Haydon recorded in executed December 9, 1966 and a portion of block No. 10 of the fifth addition of the town of Dripping Springs as conveyed in a deed to Alva Haydon in volume 198, page 452 of the Hays County deed records;

1.2. Base Zoning District

Except as provided in section 1.3 (below), the subject property shall be governed by the rules applying in Single-Family Attached (SF-5) zoning district.

1.3. Overlay

1.3.1. The Conditional Overlay is hereby amended and effectuated upon the subject property. The boundary of the Overlay District shall be coterminous with the perimeter of the subject properties.

1.3.2. Through application of the Conditional Overlay, the following rules, requirements and restrictions apply to the subject property:

(a) Density: One (1) dwelling unit per Lot

(b) Minimum Lot Sizes: no less than five thousand square feet (5,000 sq. ft.)

(c) Minimum Lot Width: no less than fifty feet (50')

DRAFT

Instrument # 19014990 Number: 1 of 9 Filed and Recorded: 5/7/2019 9:01 AM
Elaine H. Cárdenas, Hays County Clerk, Texas Rec $58.00 Deputy Clerk: RMONTEMAYOR

Notice of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security number or your driver's license number.

Special Warranty Deed

Date: The 25th day of April, 2019

Grantors: CHARLES WILLIAM HAYDON,
INDEPENDENT CO-EXECUTOR OF THE ESTATE OF WILLIE MAE HAYDON
601 Gatlin Creek Drive
Dripping Springs, Hays County, Texas 78620

ROBERT LYNN HAYDON
INDEPENDENT CO-EXECUTOR OF THE ESTATE OF WILLIE MAE HAYDON
740 W. Briarwood
Brenham, Washington County, Texas 77833

Grantees: Charles William Haydon and Sherry E. Haydon, husband and wife
601 Gatlin Creek Drive
Dripping Springs, Hays County, Texas 78620

Robert L. Haydon and Martha Haydon, husband and wife
740 W. Briarwood
Brenham, Washington County, Texas 77833

Consideration: Transferred pursuant to provisions in the Last Will and Testament of Willie Mae Haydon, Deceased, Cause No. 18-0113-P, Hays County Court at Law, Hays County, Texas

Property (including any improvements):

First Tract: Being a 0.876 of one acre of land, being a portion of a called 2,996 square foot tract as described in a deed to Alva and Willie Mae Haydon recorded in document no. 70025404, volume 3237, page 802 of the official public records of Hays County, Texas and a portion of block No. 1 of the fifth addition of the town of dripping springs as conveyed in a deed to Alva Haydon in volume 198, page 452 of the Hays County Deed records; said 0.876 of one acre begin more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein for all purposes.

And

Second Tract: Being a 0.979 of one acre of land, 42,639 sq. ft., being all of a called 12,750 square foot tract as described in a deed to Alva Haydon recorded in executed December 9, 1966 and a portion of block No. 10 of the fifth addition of the town of Dripping Springs as conveyed in a deed to Alva Haydon in volume 198, page 452 of the Hays County deed records; said 0.979 acres of land more particularly described by metes and bounds as set out in Exhibit "B", attached hereto and incorporated herein for all intents and purposes.

Reservations from Conveyance and Warranty:

This conveyance is made, delivered and accepted subject to the payment of ad valorem taxes assessed against the property conveyed for the current year, the payment of which Grantee assumes; all restrictions, covenants, easements, rights-of-way and prescriptive rights, whether of record or not; any outstanding royalty and mineral reservations, conditions and recorded instruments, other than liens and conveyances, affecting said property; and any and all zoning laws, regulations and ordinances of municipal and/or other governmental authorities affecting said property.
Exceptions to Conveyance and Warranty:

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, *when the claim is by, through, or under Grantor, but not otherwise, except* as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Charles W. Haydon

CHARLES WILLIAM HAYDON,
INDEPENDENT CO-EXECUTOR OF
THE ESTATE OF WILLIE MAE HAYDON

Robert Lynn Haydon

ROBERT LYNN HAYDON,
INDEPENDENT CO-EXECUTOR OF
THE ESTATE OF WILLIE MAE HAYDON

State of Texas
County of Hays

On this day personally appeared CHARLES WILLIAM HAYDON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25th day of April, 2019.

SARA RENAE BROOKS
Notary Public, State of Texas
Comm. Expires 06-12-2022
Notary ID 8408083

Sara Renae Brooks
Notary Public of and for the State of Texas

State of Texas
County of Hays

On this day personally appeared ROBERT LYNN HAYDON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25th day of April, 2019.

SARA RENAE BROOKS
Notary Public, State of Texas
Comm. Expires 06-12-2022
Notary ID 8408083

Sara Renae Brooks
Notary Public of and for the State of Texas

After filing return to:
Marilyn G. Miller, Attorney at Law
P.O. Box 917
Dripping Springs, Texas 78620

No title examination concerning the herein described real property was made by the attorney, Marilyn G. Miller, by whom this instrument was prepared. The property description attached, or set forth herein, was furnished by parties hereto, and all responsibility for the accuracy thereof is expressly assumed by the grantor and grantees herein named. Therefore, no representations as to warranties of title are made by the attorney, Marilyn G. Miller.

Instrument # 19014990 Number: 4 of 9 Filed and Recorded: 5/7/2019 9:01 AM
Elaine H. Cárdenas, Hays County Clerk, Texas Rec $58.00 Deputy Clerk: RMONTEMAYOR

HAYDON
TRACT 1

PROPERTY DESCRIPTION

BEING A 0.876 OF ONE ACRE OF LAND, BEING A PORTION OF A CALLED 2,996 SQUARE FOOT TRACT AS DESCRIBED IN A DEED TO ALVA AND WILLIE MAE HAYDON RECORDED IN DOCUMENT NO. 70025404, VOLUME 3237, PAGE 802 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND A PORTION OF BLOCK NO. 1 OF THE FIFTH ADDITION OF THE TOWN OF DRIPPING SPRINGS AS CONVEYED IN A DEED TO ALVA HAYDON IN VOLUME 198, PAGE 452 OF THE HAYS COUNTY DEED RECORDS; SAID 0.876 OF ONE ACRE BEGIN MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83 4203.

BEGINNING at a TxDOT Type 1 monument found (TxDOT Sta. 492+00, 150.00' Rt) located on the southerly right of way line of U.S. Hwy 290 in Dripping Springs, Texas;

THENCE, with said southerly right of way line, N59°19'41"E, 182.45 feet to a ½-inch iron rod set with cap stamped "AST" for the beginning of a non-tangent curve to the left;

THENCE, with the arc of said non-tangent curve to the left 11.38 feet, having a radius of 5730.18 feet, a central angle of 00°06'50" and a chord bearing and distance of S88°14'04"E, 11.38 feet to a ½-inch iron rod set with cap stamped "AST" marking the northeast corner of said 2996 square foot tract, same being the northwest corner of a called 12750 square foot tract described in a deed to Alva Haydon and executed December 9, 1966;

THENCE, leaving said southerly right of way line and with the easterly line of said 2996 square foot tract and the westerly line of said 12750 square foot tract, S00°57'47"E, passing at approximately 45.5 feet the northerly line of Blocks 1 and 10 of said Fifth Addition to the Town of Dripping Springs and continuing for a total distance of 246.80 feet to a ½-inch iron rod set with cap stamped "AST" for the southeast corner of the herein described tract and being the southeast corner of said Block 1 and the southwest corner of said Block 10, same being on the northerly right of way line of Hays Street;

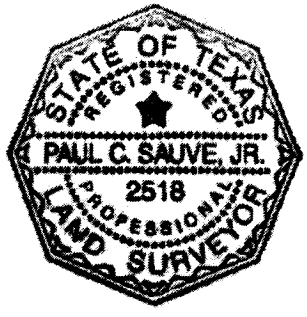
THENCE, with the northerly right of way line of said Hays Street, same being the southerly line of said Block 1, S89°02'13"W, 190.83 feet to a ½-inch iron rod set with cap stamped "AST" on the easterly line of a 1.741 acre tract of land as described in a deed to TAMBJM, LLC as recorded in Document No. 18014079 of said Official Public Records, same being the southwest corner of said Block 1;

THENCE, leaving said northerly right of way line and with the easterly line of said Block 1, same being the westerly line of said 4.741 acre tract, N01°00'16"W, 158.68 feet to a ½-inch iron rod set with cap stamped "AST" on the southerly right of way line of said U.S. Hwy 290;

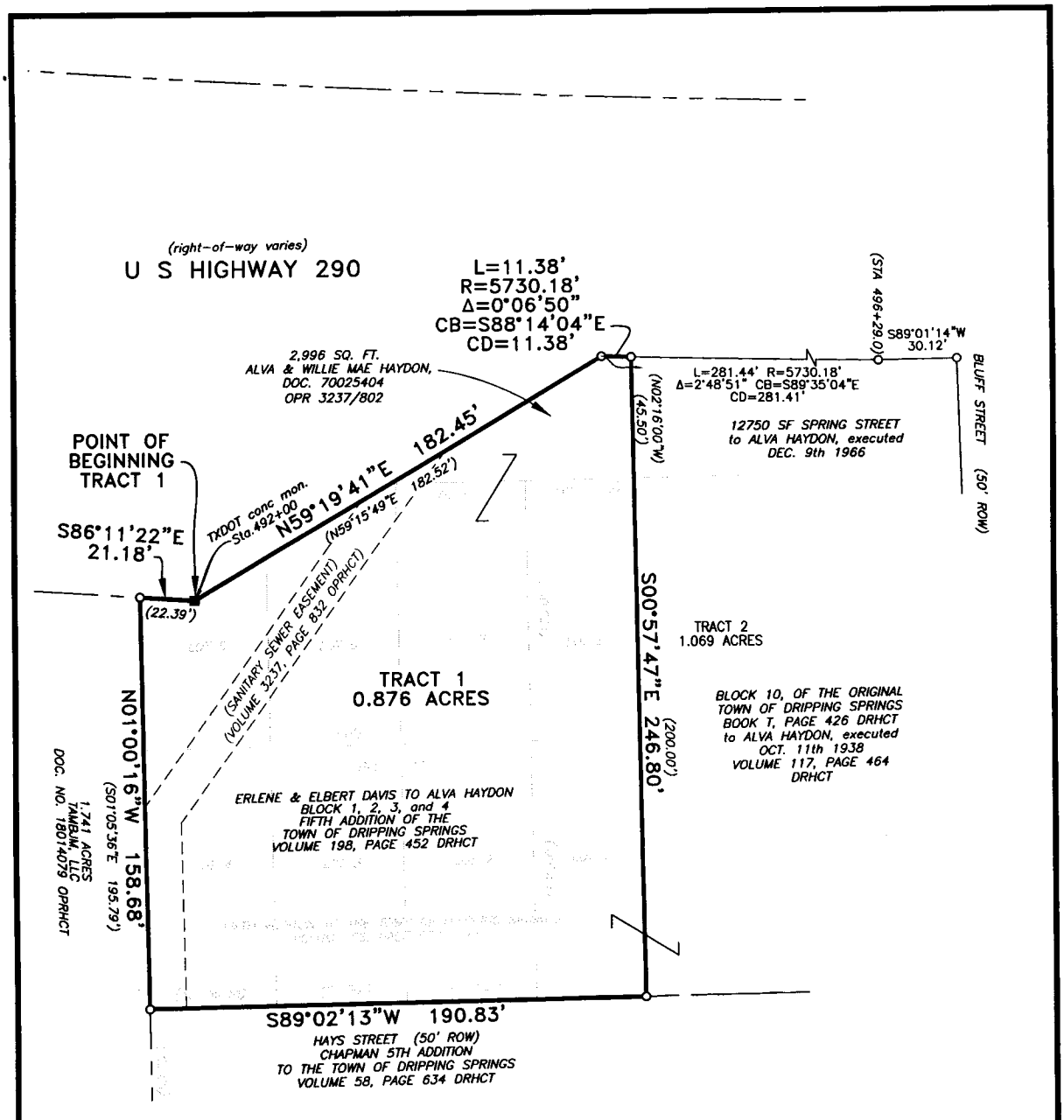
THENCE, with said southerly right of way line, S86°11'22"E, 21.18 feet to the **POINT OF BEGINNING** and containing 0.876 of one acre of land, more or less.

SURVEYOR'S STATEMENT

I hereby state that the included field note description was prepared from an actual survey made on the ground under my supervision and is true and correct, to the best of knowledge and belief.



Paul C. Sauve, Jr., RPLS #2518
Austin Spatial Technologies, LLC
January 18, 2019



LEGEND

●	1/2" IRON ROD FOUND AND AS NOTED
■	TXDOT CONCRETE HIGHWAY MONUMENT AS NOTED
O	SET 1/2" IRON ROD W/CAP "AST" OR AS NOTED
△	CALCULATED POINT
(MH)	WASTEWATER MANHOLE
—//—	WOOD FENCE
— x —	WIRE FENCE
( )	RECORD INFORMATION
P.R.H.C.T.	PLAT RECORDS HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
	BREAK IN SCALE

SURVEYORS STATEMENT:

I HEREBY STATE THAT THE INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION IN AUGUST 2018 THRU JANUARY 2019. GRID BEARINGS INDICATED HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). THIS SURVEY WAS PERFORMED WITHOUT A CURRENT TITLE COMMITMENT. AUSTIN SPATIAL TECHNOLOGIES PERFORMED LIMITED RESEARCH FOR THIS SURVEY.

JANUARY, 2019
PAUL C. SAUVE, JR., RPLS NO. 2518 — DATE

STATE OF TEXA
REGISTERED
PAUL C. SAUVE, JR.
2518
PROFESSIONAL
LAND SURVEYOR

0 40 80 120

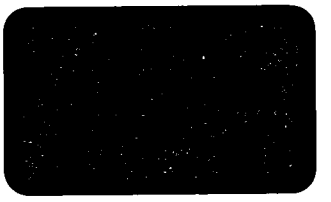
SCALE : 1"=40'
GRAPHIC SCALE

SHEET

AUSTIN SPATIAL TECHNOLOGIES, LLC LAND SURVEYORS – GEOMATIC SPECIALISTS 3815 South Capital of Texas Hwy., Austin, Texas 78704 ph. 512-573-6730 FIRM REGISTRATION NO. 10173100	DATE : JAN. 2019 SCALE : 1"=40' CHECKED BY: PCS DRAFTED BY: SAR	BOUNDARY SURVEY REMAINING PORTIONS OF BLOCK 1, FIFTH ADDITION OF THE TOWN OF DRIPPING SPRINGS AND SPRING STREET CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS

Instrument # 19014990 Number: 7 of 9 Filed and Recorded: 5/7/2019 9:01 AM
Elaine H. Cárdenas, Hays County Clerk, Texas Rec $58.00 Deputy Clerk: RMONTEMAYOR

HAYDON
TRACT 2



PROPERTY DESCRIPTION

BEING A 0.979 OF ONE ACRE OF LAND, 42,639 SQ. FT., BEING A ALL OF A CALLED 12,750 SQUARE FOOT TRACT AS DESCRIBED IN A DEED TO ALVA HAYDON RECORDED IN EXECUTED DECEMBER 9, 1966 AND A PORTION OF BLOCK NO. 10 OF THE FIFTH ADDITION OF THE TOWN OF DRIPPING SPRINGS AS CONVEYED IN A DEED TO ALVA HAYDON IN VOLUME 198, PAGE 452 OF THE HAYS COUNTY DEED RECORDS; SAID 0.979 ACRES OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83 4203.

COMMENCING at a TxDOT Type 1 monument found (TxDOT Sta. 492+00, 150.00' Rt) located on the southerly right of way line of U.S. Hwy 290 in Dripping Springs, Texas;

THENCE, with said southerly right of way line the following courses and distance:

1. N59°19'41"E, 182.45 feet to a ½-inch iron rod set with cap stamped "AST" for the beginning of a non-tangent curve to the left;
2. with the arc of said non-tangent curve to the left 11.38 feet, having a radius of 5730.18 feet, a central angle of 00°06'50" and a chord bearing and distance of S88°14'04"E, 11.38 feet to a ½-inch iron rod set with cap stamped "AST" marking the northeast corner of said 2996 square foot tract, same being the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing with said southerly right of way line the following courses and distances:

1. continuing along the arc of a said curve to the left, 270.06 feet, having a radius of 5730.18 feet, a central angle of 02°42'01" and a chord bearing and distance of S89°38'29"E, 270.03 feet to a ½-inch iron rod set with cap stamped "AST" (TxDOT Sta. 496+29.0, 50' Rt.)
2. N89°01'14"E, 30.12 feet to a ½-inch iron rod set with cap stamped "AST" on the westerly right of way line of Bluff Street (50 feet wide ROW);

THENCE, leaving said southerly right of way and with the westerly right of way line of Bluff Street, S00°58'46"E, 40.58 feet to a ½-inch iron rod set with cap stamped "AST" on the northerly line of said Block 10;

THENCE, leaving said westerly right of way line and with the northerly line of said Block 10, S89°03'37"W, 152.60 feet to a ½-inch iron rod set with cap stamped "AST";

THENCE, leaving said northerly line and crossing said Block 10, the following courses and distances:

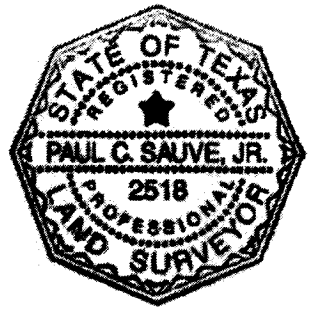
1. S01°22'29"E, 77.69 feet to a ½-inch iron rod set with cap stamped "AST";
2. N88°01'03"E, 1.98 feet to a ½-inch iron rod set with cap stamped "AST";
3. S01°58'57"E, 47.42 feet to a ½-inch iron rod set with cap stamped "AST";
4. S00°57'47"E, 75.00 feet to a ½-inch iron rod set with cap stamped "AST" on the northerly right of way line of Hays Street;

THENCE, with said northerly right of way line, same being the southerly line of said Block 10, S89°02'13"W, 150.87 feet to a ½-inch iron rod set with cap stamped "AST", same being the southeast corner of Block 1 of said Fifth Addition to the Town of Dripping Springs;

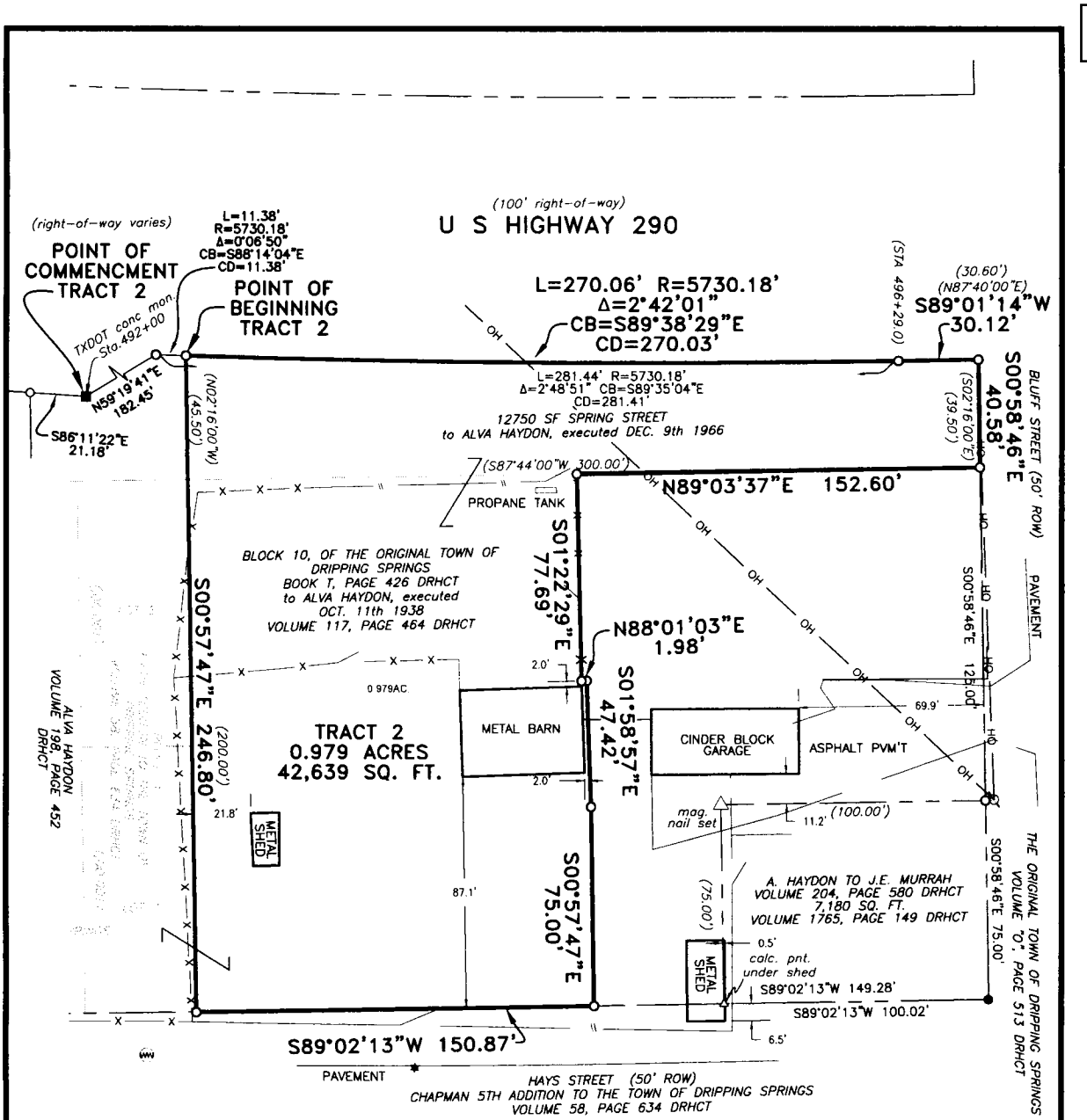
THENCE, leaving said northerly right of way line and with the common line of Blocks 1 and 10, N00°57'47"W, 246.80 feet to the **POINT OF BEGINNING** and containing 0.979 acres of land, more or less.

SURVEYOR'S STATEMENT

I hereby state that the included field note description was prepared from an actual survey made on the ground under my supervision and is true and correct, to the best of knowledge and belief.



Paul C. Sauve, Jr., RPLS #2518
Austin Spatial Technologies, LLC
January 29, 2019



LEGEND

●	1/2" IRON ROD FOUND AND AS NOTED
▲	60D NAIL FOUND
O	SET 1/2" IRON ROD W/CAP "AST" OR AS NOTED
△	CALCULATED POINT
WW	WASTEWATER MANHOLE
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( )	RECORD INFORMATION
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	BREAK IN SCALE

SURVEYORS STATEMENT:

I HEREBY STATE THAT THE INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION IN AUGUST 2018 THRU JANUARY 2019. GRID BEARINGS INDICATED HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). THIS SURVEY WAS PERFORMED WITHOUT A CURRENT TITLE COMMITMENT. AUSTIN SPATIAL TECHNOLOGIES PERFORMED LIMITED RESEARCH FOR THIS SURVEY.

JANUARY, 2019
PAUL C. SAUVE, JR., RPLS NO. 2518 DATE

STATE OF TEXAS REGISTERED PAUL C. SAUVE, JR. 2518 PROFESSIONAL LAND SURVEYOR

0 40 80 120

SCALE : 1"=40'
GRAPHIC SCALE

SHEET

AUSTIN SPATIAL TECHNOLOGIES, LLC LAND SURVEYORS – GEOMATIC SPECIALISTS 3815 South Capital of Texas Hwy., Austin, Texas 78704 ph. 512-573-6730 FIRM REGISTRATION NO. 10173100	DATE: JAN. 2019 SCALE: 1"=40' CHECKED BY: PCS DRAFTED BY: SAR	BOUNDARY WITH IMPROVEMENTS	REMAINING PORTIONS OF BLOCK 10, OF THE ORIGINAL TOWN OF DRIPPING SPRINGS, AND SPRING STREET CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS

Instrument # 19014990 Number: 9 of 9Filed and Recorded: 5/7/2019 9:01 AM
Elaine H. Cárdenas, Hays County Clerk, Texas Rec $58.00 Deputy Clerk: RMONTEMAYOR

CITY OF DRIPPING SPRINGS

RESOLUTION NO. 2015-10

VISION STATEMENTS AND IMPLEMENTATION STANDARDS AND GUIDELINES FOR HISTORIC DISTRICTS

A RESOLUTION OF THE CITY OF DRIPPING SPRINGS AMEDNING THE HISTORIC PRESERVATION PROGRAM IMPLEMENTATION MANUAL TO INCLUDE VISION STATEMENTS AND DESIGN AND DEVELOPMENT STANDARDS FOR HISTORIC DISTRICTS

WHEREAS, the City of Dripping Springs City Council adopted the "City of Dripping Springs Historic Preservation Program Implementation Manual" on September 11, 2007;

WHEREAS, the "Historic Preservation Program Implementation Manual" includes design and development standards for Historic Districts;

WHEREAS, the Implementation Manual should be reviewed from time to time and may be modified and new design and development guidelines may be adopted in accordance with the City of Dripping Springs Code of Ordinances, Section 24.07.012 (a);

WHEREAS, City staff developed vision statements (incorporated herein as *Attachment "A"*) to encourage the preservation of existing structures and compatible growth in the historic districts; and

WHEREAS, City Staff has reviewed the current design and development standards and recommend that they be amended in light of the vision statements; and

WHEREAS, the City Council finds it to be reasonable, necessary, and in the public interest to review and amend the Implementation Manual.

NOW, THEREFORE, BE IT RESOLVED by the City of Dripping Springs City Council:

1. The Council hereby amends the Implementation Manual to include Historic Districts Vision Statements in accordance with *Attachment "A"*, incorporated herein.

2. The Council hereby amends the Implementation Manual to include Design Development Standards in accordance with *Attachment "B"*, incorporated herein.

3. The City Secretary is directed to post the amended Implementation Manual on the City's website and make it available to the public at City Hall.

4. The meeting at which this Resolution was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED & APPROVED this, the 17th day of February 2015, by a vote of 4 (*ayes*) to 0 (*nays*) to 0 (*abstentions*) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS

by: _____
Mayor Pro Tem Bill Foulds

ATTEST:

_____
Kerri Craig, City Secretary

Attachment "A"
Addendum to the Historic Preservation Program Implementation Manual
Adopted September 11, 2007

CITY OF DRIPPING SPRINGS
DRIPPING SPRINGS HISTORIC DISTRICTS VISION STATEMENTS
February 17, 2015

DRIPPING SPRINGS-HISTORICDISTRICTS

* * *

Overall Vision Statement
City of Dripping Springs

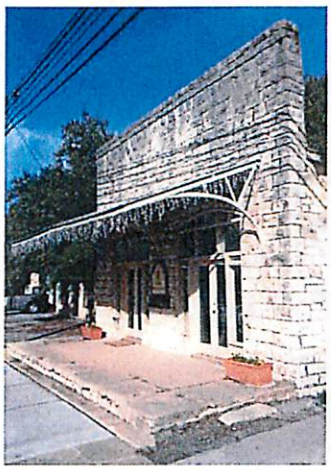
2/17/15

Vision Statement:

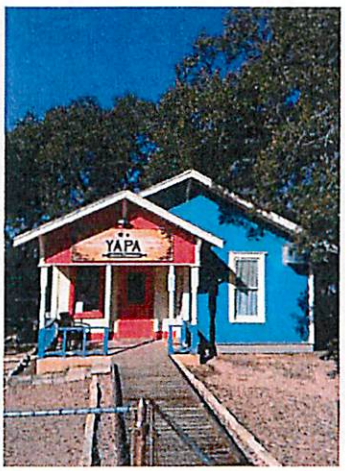
The overall vision for the **Historic Districts of Dripping Springs** is to preserve and enhance the heritage, historic character and resources of these districts, while encouraging revitalization through complementary new uses.

Visions and policies for each individual Historic District will complement, reflect and implement this overall vision through a recognition and understanding of its' own unique qualities, character, historic resources, role within the larger community and future prospects:

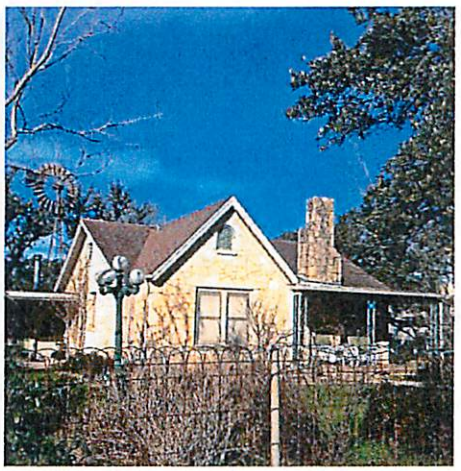
- **Mercer Historic District:** The town's original "Main Street" and first Historic District;
- **Old Fitzhugh Road Historic District:** An emerging, eclectic mixed-use Historic District.; and
- **Hays Street Historic District:** A surviving neighborhood dating from the origins of the town.



Mercer Street District



Old Fitzhugh Rd District



Hays Street District

* * *

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725

MERCER - HISTORIC DISTRICT

* * *

Vision Statement / Historic Characteristics/Planning Concepts /Policy Recommendations
City of Dripping Springs

2/17/15

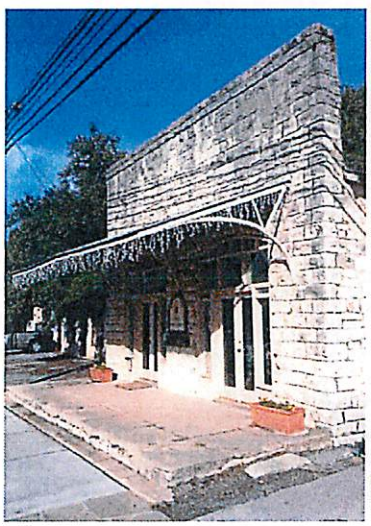
Vision Statement:

The vision for the **Mercer Historic District** is to preserve, enhance, and build upon the heritage, character, vitality, walkable scale and informal charm of the original historic "Main Street" and commercial town center of Dripping Springs.

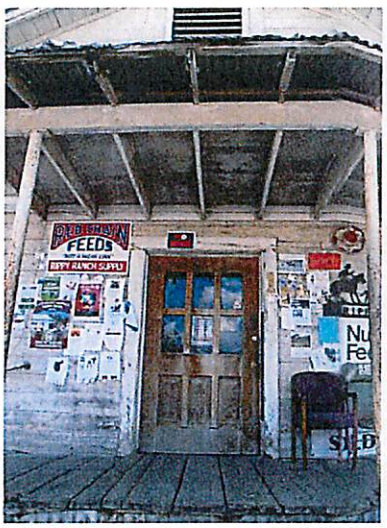
- **Community Focal Point:** Foster it's emergence as a vibrant, symbolic gathering place for the entire community and promote it as a memorable center for civic activities and public events;

- **Preserve Historic Resources:** Continue to preserve the heritage buildings, storefronts, landscapes and public spaces of Mercer Street, through careful stewardship, appropriate rehabilitation and sensitive adaptive re-use; and

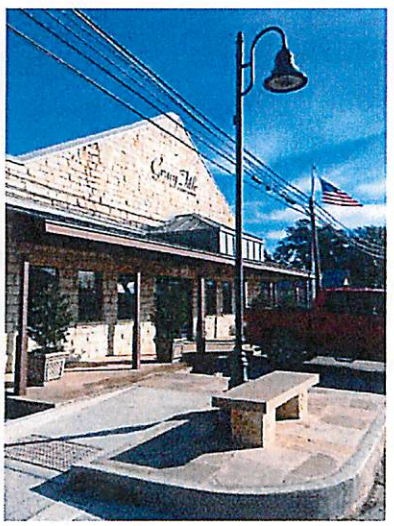
- **Promote Revitalization:** Encourage compatible, attractive new infill development and harmonious businesses that cater to serving residents and visitors with family-friendly, pedestrian-oriented mixed-uses.



Walkable Scale



Rustic Character



Pedestrian Orientation

Distinguishing Historical Characteristics

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725

Mercer Historic District was established as the City's first Historic District, recognizing a "distinctive and locally significant collection of commercial, institutional and residential buildings that represent the city's development in the mid-nineteenth to mid-twentieth century around the landmark springs for which the town is named." (City of Dripping Springs, Historic Preservation Program Manual- 2007, p. 47). The Historic District was "Listed" in the National Register of Historic Places in 2013.

As the town's original east-west thoroughfare and historic commercial center, Mercer Street forms the core of the Historic District, and east and west "gateways" are formed at convergences with US Hwy 290.

Some of the City's prime historic and cultural resources are found in this District, arrayed along Mercer St. and the adjacent blocks north of Hwy 290. Recent streetscape improvements, including street lighting, sidewalks, crosswalks and plazas, curb & gutter and pedestrian amenities have increased the safety, functionality and comfort of Mercer St. while complementing its historic character and boosting aesthetic appeal. This district serves to preserve the City's historical and cultural identity while providing an identifiable framework for vibrant "Town Center" redevelopment, reinvestment and economic activity.

Defining Qualities & Design Elements

- **Historic Town Center:** concentration of historic commercial, institutional, residential structures
- **Walkable Scale:** pedestrian-friendly streetscapes with convenient parking and traffic calming
- **Public Events & Festivals:** Focal point for regular public events & festivals (Founders Day, etc)
- **Mixed-Use:** a full range of urban uses, especially commercial, retail, public and institutional

Planning Concepts & Future Vision

- **Historic Character:** maintain historic character while promoting complementary new businesses
- **Pedestrian Orientation:** promote attractive street frontages, inviting storefronts & entries, comfortable sidewalks, gathering places, public amenities, porches, awnings and shading devices
- **Adaptive Re-Use:** preserve history and infuse vitality with appropriate mixed-use rehabilitation
- **Sensitive Infill:** maintain predominant influence of historical resources, encourage context-sensitive, compatible new development/redevelopment on available properties

Policy Recommendations & Tools

- **HPC Implementation Manual:** maintain, administer & enforce "Certificate of Appropriateness" criteria to achieve desired vision
- **HP Standards & Design Guidelines:** tighten focus on preserving Historic Character while allowing more variety, freedom & creativity
- **Alternative Design Standards:** promote flexibility/creativity for unique, quality projects that complement Historic character and bring invigorating new uses
- **Historical Zoning Overlay:** encourage compatible mixed-uses while protecting historic qualities

OLD FITZHUGH ROAD - HISTORIC DISTRICT

* * *

Vision Statement/Historic Characteristics/Planning Concepts/Policy Recommendations
City of Dripping Springs

2/17/2015

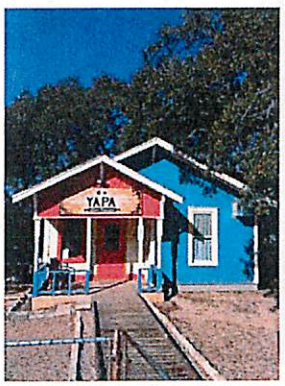
Vision Statement:

The vision for the **Old Fitzhugh Road Historic District** is to preserve the unique character and rustic qualities of this linear collection of small historic farmsteads and residences, while guiding its harmonious evolution into a new and vibrant, eclectic mixed-use commercial and residential district that is well-connected to the Mercer Historic District.

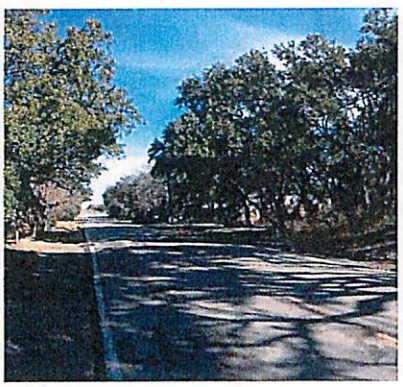
- **Historic Renovation & Landscape Preservation:** Encourage the renovation, upkeep and continued care for historic dwellings; preserve mature tree canopies, informal roadway, rural landscape features, outbuildings and supporting structures defining the character of this district;

- **Adaptive Re-Use:** Continue the flexible, adaptive transformation of existing historic properties to a variety of appropriate commercial, residential and mixed use rehabilitation projects; and

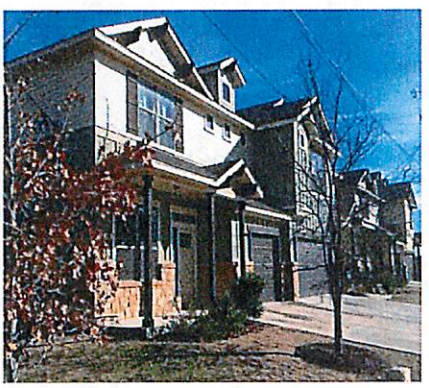
- **Eclectic Revitalization:** Encourage a wide range of new uses and compatible businesses, in a harmonious mixture of new and old buildings, through appropriate rehabilitation and well-scaled, context-sensitive new infill development.



Eclectic Revitalization



Tree Preservation



Context-Sensitive Infill

* * *

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P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725

Distinguishing Historical Characteristics

Old Fitzhugh Road Historic District (OFRHD) encompasses a loose collection of historic single-family residences and small family farmsteads (interspersed with more recent mobile home & other uses) extending approx. ½ mi. north from the heart of Mercer St to its termination at Ranch Road 12.

These historic resources developed organically, in a linear fashion, along an informal, rustic street enveloped with a nearly continuous canopy of mature Live Oak trees. Taken as a whole, this District maintains a unique character and sense of place, whose preservation plays a role in connecting the City to its rural heritage. In its current state, OFRHD "retains buildings and landscapes that reflect the area's evolution from a nineteenth century agricultural landscape to a circa 1965 residential neighborhood." (Roark-Foster-Consulting: "Historic Resources Survey Report, Old Fitzhugh Road- August 5, 2014).

Defining Qualities & Design Elements

- **Rural Roadway:** rustic road with meandering alignment, irregular frontage setbacks
- **Landscape / Trees:** nearly continuous streetscape & unifying canopy of mature oak trees
- **Farmsteads w/Dependencies:** dwellings w/ domestic and agricultural outbuildings beside/behind
- **Architectural Variety:** collection of period residential styles, materials, building techniques

Planning Concepts & Future Vision

- **Adaptive Re-Use:** preserve history and infuse vitality with appropriate commercial rehabilitation
- **Sensitive Infill:** encourage compatible new development/redevelopment on available parcels
- **Eclectic Character:** promote harmonious mix of new and old, with appropriate scale & character
- **Landscape / Streetscape / Tree Preservation:** maintain District-wide continuity & character, while connecting, screening & accommodating a wide variety of architectural responses

Policy Recommendations & Tools

- **HPC Implementation Manual:** tailor "Certificate of Appropriateness" criteria to achieve vision
- **HP Standards & Design Guidelines:** adapt to promote Eclectic Character & allow variety
- **Alternative Design Standards:** promote flexibility/creativity for unique, quality projects that fit
- **Historical Zoning Overlay:** encourage compatible uses while protecting historic characteristics

HAYS STREET - HISTORIC DISTRICT

* * *

Vision Statement/Historic Characteristics/Planning Concepts/Policy Recommendations
City of Dripping Springs

2/17/2015

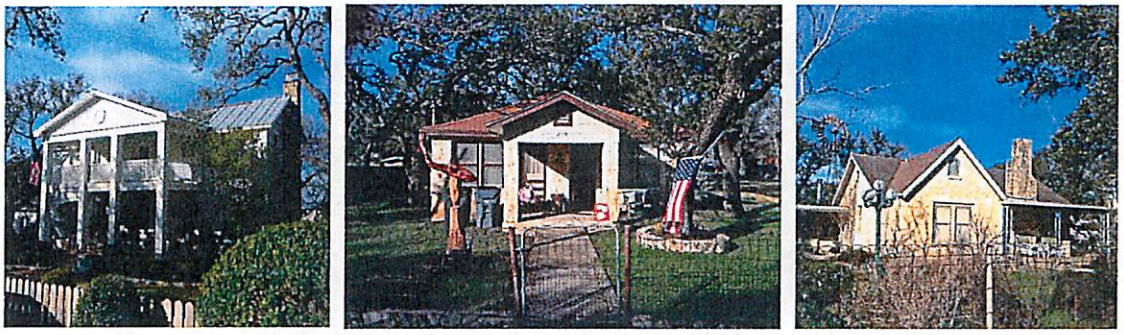
Vision Statement:

The vision for the **Hays Street Historic District** is to protect the primarily historic residential character of this surviving neighborhood dating from the origins of Dripping Springs.

- **Neighborhood Preservation:** Protect neighborhood scale and character; preserve existing historic resources and harmonious structures;

- **Adaptive Re-Use / Sensitive Infill:** Allow small-scale, context-sensitive rehabilitation and sensitive new infill development of residential properties and appropriate mixed-use commercial development along Hwy 290 corridor; and

- **Landscape / Streetscape /Tree Preservation:** Maintain mature trees, unique site features and character-giving elements of the rural landscape.



Historic Neighborhood Character

* * *

Distinguishing Historical Characteristics

Hays Street Historic District (as proposed) is formed by "a surviving grid of city blocks and streets that flank Hays Street, south of and parallel to U.S. Hwy 290….Hays Street serves as an axis that unifies adjoining blocks into a discreet neighborhood that has remained almost entirely residential and pedestrian-friendly. The character of the neighborhood is defined….especially west of San Marcos Street, by twentieth century, single-story, single-family dwellings with informal yards, quaint landscaping features and mature trees." (Roark-Foster-Consulting: "Historic District Assessment"- October 31, 2014)

This neighborhood, a part of the original town plan, has retained significant integrity and character despite being severed from the Mercer St. blocks to the north by the construction of Hwy 290 between 1958 and 1962. The District's notable historic resources include the landmark Jones House, dating from the late nineteenth century, which survives in good condition with a high degree of architectural integrity. Other resources of importance to the community include the site and group of church-related structures associated with the First Baptist Church (sanctuary rebuilt after destruction by fire in 2007), six (6) surviving historic age homes from the Pre-WWII (1945) era, and eight (8) additional Post-War dwellings from circa 1945 to circa 1965. The District's Hwy 290 and RR 12 margins (with some exceptions) reflect commercial development in response to highway visibility and real estate pressures, negatively-impacting the historical qualities of most of the highway frontage properties.

Defining Qualities & Design Elements

- **Residential Scale:** recognizable residential neighborhood from the town's early development
- **Landscape / Trees:** scattered canopy of mature trees, within private yards and along streets
- **Historic-Age Dwellings:** 19th/20th C. surviving homes w/ informal yards, landscape features
- **Architectural Vernacular:** distinctive residential styles; local responses to national trends

Planning Concepts & Future Vision

- **Neighborhood Preservation:** protect residential character, preserve historic resources
- **Adaptive Re-Use:** allow small-scale, context-sensitive rehabilitation of residential properties
- **Sensitive Infill:** encourage appropriate new development/redevelopment on available parcels
- **Landscape / Streetscape / Tree Preservation:** maintain mature trees & landscape character

Policy Recommendations & Tools

- **HPC Implementation Manual:** administer "Certificate of Appropriateness" criteria per vision
- **HP Standards & Design Guidelines:** adapt to protect Neighborhood Character & allow infill
- **Alternative Design Standards:** promote flexibility/creativity for fit projects of suitable quality
- **Historical Zoning Overlay:** encourage compatible Land Uses while protecting historic characteristics

Attachment "B"
Addendum to the Historic Preservation Program Implementation Manual
Adopted September 11, 2007

CITY OF DRIPPING SPRINGS
IMPLEMENTATION STANDARDS AND GUIDELINES FOR HISTORIC DISTRICTS
February 17, 2015

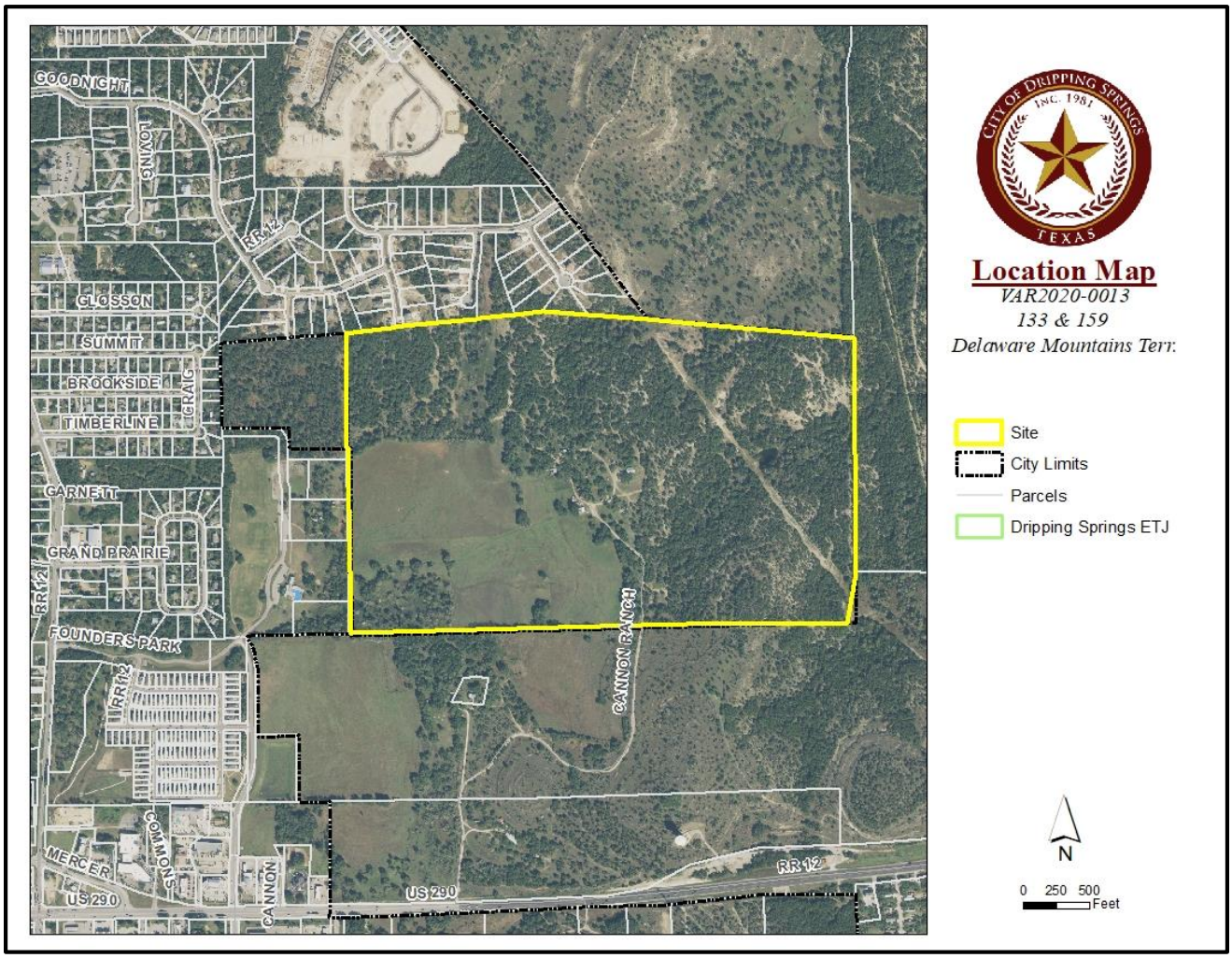
City of Dripping Springs
Historic Districts
Design & Development Standards

City Council Approval- 2/17/15

	All Districts	Mercer Street	Old Fitzhugh Road	Hays Street
Character				
Vision	• Preserve & Enhance Historic Character & Resources / Town Heritage • Encourage Revitalization • Foster & Ensure Complementary New Uses	• Historic Main Street • Foster a Community Focal Point • Preserve Historic Resources- Rehab & Adaptive Re-Use • Promote Revitalization	• Historic Small Farmsteads • Eclectic Revitalization- new/old • Adaptive Re-Use / Appropriate Rehab Mixed Use • Historic Renovation & Landscape Preservation	• Historic Remnant Neighborhood • Neighborhood Preservation • Adaptive Re-Use / Sensitive Infill • Landscape / Streetscape / Tree Preservation
Design Principles / Guidelines & Regulations	• Per Implementation Manual / COA (existing criteria & requirements) • Provide Alternative Design (a new provision, route & process) • Create Consistency w/ Exterior Design Ordinance (new provisions)	• Protect Historic Pedestrian Scale & Main Street Character • Promote Walkable Scale & Sidewalk Activity Zones • Provide Pedestrian Shading Devices @ Sidewalk Frontage • New Construction shall be compatible with surroundings	• Protect Historic Farmstead Scale & Character • Promote Rustic Look/Feel of OFR, with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties • New Construction shall be compatible with surroundings	• Protect Historic Neighborhood Scale & Character • Allow Small-scale Rehabilitation @ Existing Historic Dwellings • Allow Context-Sensitive Infill @ Vacant Properties & Hwy 290 • New Construction shall be compatible with surroundings
Preferred Uses	• Zoning Review- Verify Consistency w/HO or Identify / Use Change (new requirement)	• Pedestrian-Oriented • Family-Friendly uses / activities • Full Mix of Uses allowed	• Mixed-Use Rehab- OFR • Retail / Commercial – RR 12 • Residential Rehab or Infill	• Residential Rehab/Infill Hays St. • Retail / Commercial Mixed-Use- Hwy 290
Site Planning & Building Placement	• Site Plan Concept Review (new requirement)	• "Build-To" Mercer St. Frontage 0' setback • Sides: 0' setback • Rear: 10' setback	• Site Buildings within Existing Trees & Landscape Features • Front / Rear: 10' setback • Sides: 5' setback	• Site Buildings Facing Local Streets & Hwy 290 • Front / Rear: 10' setback • Sides: 5' setback
Parking Arrangement	• Site Plan Concept Review- (new requirement)	• Street Parking • Onsite Lots in Rear • Offsite Remote Lots	• Onsite Lots @ Rear of Property • Off Street Spaces @ Fronts (limited & must protect trees)	• Residential Garages • Onsite Lots @ Rear of Property • Small Lots @ Side Yards
Building Footprint Massing / Scale	• Site Plan Concept Review • COA / Architectural Review (new requirement) • Provide Alternative Design (new provision & process)	• 10,000 sf max contiguous footprint • 2,500 sf max massing increments • 2 Sty to 2-1/2 Sty Height Limit	• 5,000 sf max contiguous footprint • 2,500 sf max massing increments • 2 Sty to 2-1/2 Sty Height Limit	• 5,000 sf max contiguous footprint • 3,500 sf max massing increments • 1-1/2 Sty to 2 Sty Height Limit
Street Frontage	• COA / Architectural Review (new requirement)	• 40' max storefront width or • 40' max. articulation increments	• 45' max; 60' max @ RR 12 • 45' max. articulation increments	• 40' max; 60' max @ Hwy 290 • 40' max. articulation increments
Porches	• COA / Architectural Review (new requirement)	• Porches / Awnings @ Street across min. 50% of frontage	• Front Porches / Awnings @ Entries- min. 50% of frontage	• Front Porches / Awnings @ Entries- min. 50% of frontage
Roofs	• COA / Architectural Review (revised requirements)	• Flat Parapets or Sloped Metal Roofs (Standing Seam or other approved type & finish)	• Sloped Metal Roofs, or 30-yr. Composition Shingles (Must be of an approved type & finish)	• Sloped Metal Roofs, or 30-yr. Composition Shingles (Must be of an approved type & finish)
Materials	• COA / Architectural Review (revised requirements)	• Maintain Historic Native Stone or Wood all walls- 75% net sf. • Wood Porch Structures & Trim	• Maintain Historic Native Stone or Wood all walls- 75% net sf. • Wood Porch Structures & Trim	• Maintain Historic Native Stone or Wood all walls- 75% net area sf. • Wood Porch Structures & Trim
Color Palette	• COA Review (revised requirements)	• Muted, rustic Earth Tone Hues • Entry Doors- full range of hues	• Full Range of Hues allowed- Color Palettes to be approved	• Muted, rustic Earth Tone Hues • Entry Doors- full range of hues
Tree Preservation	• Tree Replacement Ord. • Site Plan Review (new req'mt)	• Replace Trees over 8" • Preserve Heritage Trees 24" +	• Replace Trees over 8" • Preserve Heritage Trees 24" +	• Replace Trees over 8" • Preserve Heritage Trees 24" +
Landscape Features	• Site Plan Concept Review • COA / Design Review (new)	• Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features	• Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features	• Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features

Planning and Zoning Commission
Planning Department Staff Report

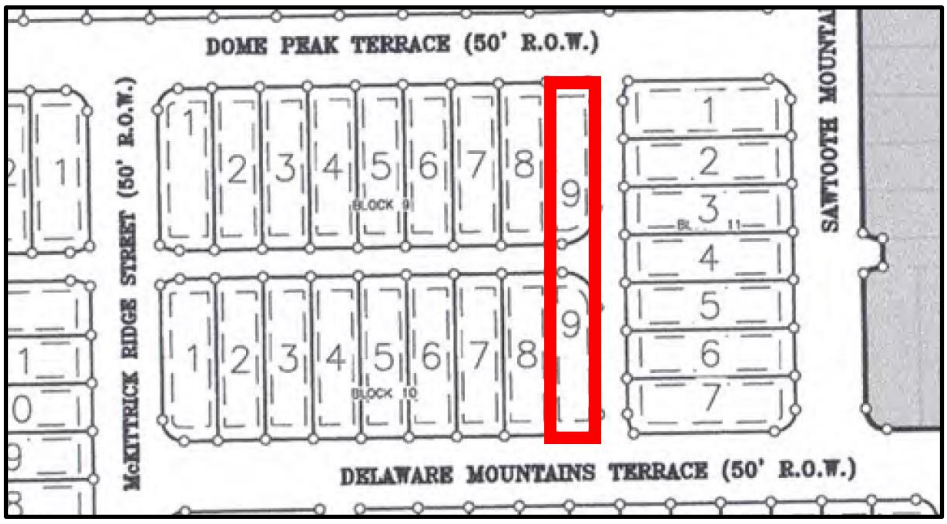
Planning and Zoning Commission Meeting:	September 22, 2020
Project No:	VAR2020-0013
Project Planner:	Amanda Padilla, Senior Planner
Item Details	
Project Name:	Big Sky Ranch Phase 1 Encroachment/Setback Variance
Property Location:	133 and 159 Dome Peak Terrace, Dripping Springs TX 78620
Legal Description:	Big Sky Ranch Phase 1 Final Plat
Applicant:	Christopher A Reid, PE, Doucet & Associates
Property Owner:	Meritage Homes
Request:	Applicant is requesting a variance to encroach within the setback defined in Chapter 30, Exhibit B, Planned Development District 10, 2.4.5 (b) and the Public Utility Easement
Staff Recommendation:	**Staff recommends denial of the Variance request**



Planning Department Staff Report

Overview

The applicant is requesting a variance to encroach into the setbacks defined in Chapter 30, Exhibit B, Planned Development District 10, 2.4.5 (b) Minimum Side yard and the Public Utility Easement. The applicant is asking to encroach two and a half feet (2.5') into the seven and a half foot (7.5') setback and five feet (5') into the ten foot (10') PUE for Block 9, Lot 9 and Block 10, Lot 9. See Below Image:



Below is the section of the code of ordinances that defines side yard setbacks:

> 2.4.5 Setbacks
>
> b. Minimum Side Yard: Building setbacks shall be five (5) feet; provided, however corner lots will be set back a minimum of seven and one half (7.5) feet from the street right-of-way.

Both lots are corner lots in this request, and both abut an alley street right-of-way. The lots adjacent in Block 11 have garages facing the side property lines of the Lots requesting this variance. The Planned Development District does not define streets or alleys, so the City reverts to the Zoning Ordinance definition. The Zoning Ordinance definition of Alleys is below:

> Alley: A minor right-of-way that affords a secondary means of vehicular access to the back or side of properties otherwise abutting a street, and which may be used for public utility purposes.

This definition indicates that side setbacks for Big Sky Ranch shall be seven and a half feet (7.5') from the alley. Block 9, Lot 9 and Block 10 Lot 9 both have a seven and a half foot (7.5') Building Line Setback and a Public Utility Easement.

Big Sky Ranch Planned Development District has a base zoning of SF-3, SF-3 side setbacks are listed below:

> Minimum Side Yard Setback: Five feet (5'); corner lots - seven and one-half feet (7-1/2') from the street right-of-way.

Both the PDD and the City's Code of Ordinance outline a seven and a half foot (7.5') side setback for Corner Lots. The side setback for these lots also have a ten foot (10') Public Utility Easement for utilities. Exhibit 4 shows the intended utilities for all off Big Sky Ranch Phase 1.

The lots requesting the variance side façade of their home would be facing another residents garage (See Figure 1). The setback of 7.5 feet is already a short setback and limiting it further could lead to a safety issue. For example, the design of the lots could lead to residents driving into the side of the house when reversing out of their garage or while turning the corner into the alley. The alley Right of Way width is twenty feet (20') and the pavement width is seventeen feet (17').

Planning Department Staff Report

Figure 1: Images of properties that have the required 7.5' setback.

Surrounding Properties

The current zoning and existing uses of the adjacent properties/lots to the north, south, east, and west are within the Planned Development District 11. The Development is a dense development that can develop with no more than 780 LUEs, for Tract 1 of the Development.

Property History

In 2018, City Council approved Annexation, Zoning, and the Preliminary Plat for the Big Sky Ranch Development. In 2019 the Big Sky Ranch Phase 1 Final Plat was approved by City Council. In 2020 the applicant had a minor modification that reduced the Building Width from 25 feet to 23.5 feet. When the applicant was applying for building permits, they discovered that Block 9 Lot 9 and Block 10 Lot 9 were unbuildable and unable to meet the Planned Development District and City Code of Ordinances requirements for Building Width and Side setbacks. Thus, the applicant is applying to encroach within the Building Line setbacks and PUE so that they can meet the building width requirement.

Approval Criteria for Variances (2.22.2-Zoning Ordinance)

Approval Criteria	Staff Comments
1. there are special circumstances or conditions affecting the land involved such that the literal enforcement of the provisions of this Chapter would deprive the applicant of the reasonable use of the land; and	There are not special circumstances or conditions that would deprive the applicant of reasonable use of the land, although there would not be the ability to build a home on each lot. Alternative uses that could benefit the development could be placed on the property, such as open space.
2. the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and By preserving the natural features and topography of the land; and	Currently the property is owned by Meritage homes that is developing the entire subdivision, so the variance is not necessary for preservation and enjoyment of the property or subdivision as a whole.
3. the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and	The variance will be detrimental to the safety of the lots due to adjacent properties potentially reversing into the structure or hitting the side of the lot. Lots similar to these lots in the subdivision also have A/C units within the setback, which is allowed by code, that could be

Planning Department Staff Report

	closer to the property line if the setback is reduced.
4. the granting of the variance constitutes a minimal departure from this Chapter; and	The granting of this variance could be considered minimal from the Chapter 30, Exhibit B, Planned Development District 10, 2.4.5 (b), because it will reduce the setback by just 2.5' feet but 2.5' in this instance can be a major departure due to safety of the lots and surrounding lots. 7.5 feet is the less intense setback for Main buildings that the City has for residential lots that abut a street.
5. the subject circumstances or conditions giving rise to the alleged hardship are not self-imposed, are not based solely on economic gain or loss, and do not generally affect most properties in the vicinity of the property; and	This is a self-imposed hardship the applicant was aware of the size of the house to be built and the setbacks put in place by the PDD.
6. Granting the variance is in harmony with the spirit, general purpose, and intent of this Chapter so that: a. the public health, safety and welfare may be secured; and b. that substantial justice may be done.	The granting of this variance does not meet the intent of the code, which is to provide safety to the lots and surrounding lots.

Summary and Recommendation

Based on the above findings Staff believe that the intent of the code is not being met, and that granting the variance will cause harm to the properties within the vicinity and the lots requesting the variance. **Staff recommends denial of the variance request.**

Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News (July 9, 2020), signs were posted on the-site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the request.

Meeting Schedule

Past Meetings:

July 28, 2020 Planning and Zoning Commission - Postponed

August 11, 2020 Board of Adjustment/City Council – Postponed

August 25, 2020 Planning and Zoning Commission - Postponed

September 8, 2020 Board of Adjustment/City Council - Postponed

Next Meetings:

September 22, 2020 Planning and Zoning Commission

October 13, 2020 Board of Adjustment/City Council

Planning Department Staff Report

Attachments

Exhibit 1 – Variance Application

Exhibit 2 – Image of Lots

Exhibit 3 – Example Plot Plan

Exhibit 4 – PEC and Texas Gas Utilities distribution

Exhibit 5 – Big Sky Ranch Phase 1 recorded Final Plat

Exhibit 6 – Photos taken by staff

Recommended Action	Recommend denial of the variance
Alternatives/Options	Recommend approval of the requested variance with staff and any additional conditions deemed necessary by the Commission; recommend approval of the variance with no or alternate conditions.
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A

CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION

Case Number (staff use only): _____-____

CONTACT INFORMATION

PROPERTY OWNER NAME Meritage Homes (Rob Archer)

STREET ADDRESS 8920 Business Park Drive, Suite 350

CITY Austin STATE TX ZIP CODE 78759

PHONE 512 615-6432 EMAIL rob.archer@meritagehomes.com

APPLICANT NAME Christopher A. Reid, PE

COMPANY Doucet & Associates, Inc.

STREET ADDRESS 7401 B Hwy 71 West, Suite 160

CITY Austin STATE TX ZIP CODE 78735

PHONE 512 583-2600 EMAIL creid@doucetengineers.com

APPLICATION TYPE

☐ ALTERNATIVE STANDARD ■ VARIANCE

☐ SPECIAL EXCEPTION ☐ WAIVER

PROPERTY INFORMATION	
PROJECT NAME	Big Sky Ranch - Phase 1
PROPERTY ADDRESS	133 Dome Peak Terrace and 159 Delaware Mountains Terrace
CURRENT LEGAL DESCRIPTION	Lot 9 Block 9 and Lot 9, Block 10, Big Sky Ranch, Phase 1
TAX ID#	
LOCATED IN	■ CITY LIMITS ☐ EXTRATERRITORIAL JURISDICTION ☐ HISTORIC DISTRICT OVERLAY

- Description of request & reference to section of the Code of Ordinances applicable to request:

Ordinance No. 2018-24 (PDD No. 10) 2.4.5b requires side yard building setbacks of 5 feet and street side yard building setbacks of 7.5 feet from the street ROW on corner lots. Additionally, the plat notes prescribe a 10 foot set back from streets for PUEs. We are requesting a variance (i) to encroach 2.5 feet into the 7.5 foot building setbacks from the street ROW on corner lots and (ii) to encroach 5 feet into the 10 foot PUEs. These are the only 2 lots in Phase 1 that have this issue.

- Description of the hardship or reasons the Alternative Standard/Special Exception/Variance / Waiver is being requested:

See attached.

- Description of how the project exceeds Code requirements in order to mitigate or offset the effects of the proposed alternative standard/special exception/variance/waiver:

This project does not exceed Code requirements. It is our opinion that granting this variance to encroach into the 7.5-foot building setback gives the 2 lots parity with all of the neighboring lots, and further, will not alter the intent of PDD No. 10 nor change the character of the neighborhood or the zoning district.

The 10-foot PUEs on the alley side of the lots are unnecessary; no utilities have been or will be placed within them.

Description of the hardship or reasons the Alternative Standard/Special Exception / Variance/ Waiver is being requested:

When PDD #10 was created, it did not include a definition of an alley. This was an oversight. Because of this omission, the 7.5 foot building setback from a street ROW on corner lots applies to two sides of these 2 lots since they are on the corner of a street and an alley. The front of each of these 2 lots facing the street has the 10 foot setback. However, it was not anticipated that the the 7.5 foot setback would apply to a lot that has an alley on its side yard. Instead, it was thought that the 5 foot side yard setback would apply. Additionally, these lots have a 10 foot PUE that also runs along the side yard where the alley is located. No utilities or service connections exist within these PUEs – these PUEs are and will remain free of utilities. The utility services for these two lots are located in the PUEs that run along the front of the lots, not their sides.

Enforcement of the 7.5 foot setback leaves only a 21'-6" wide building envelope for each lot, which is too small for the 23'-6" wide Meritage home product. On these two blocks, houses are already under construction and most are completed and sold, so there is no way to alter the boundaries of the remaining lots on these blocks. Regarding parkland, Meritage has exceeded the code requirement for parkland. Per the City's code, the project is required to have 31.2 acres of parkland; 44.8 acres of total private and public parkland have been provided, plus an additional 4.1 acres was donated to the City for Founders Park (total of 48.9 acres of park). The total Parkland credits for the project are 35.7 acres which exceeds the requirement by 4.5 acres.

November 6, 2019

City of Dripping Springs
Public Works and Development Department
511 Mercer Street
Dripping Springs, TX 78620

Re: Agent Authorization letter
Big Sky Ranch Subdivision
200 acres, Dripping Springs, Texas

To Whom It May Concern:

As the owner of the 200-acre tract out of the Phillip A. Smith Survey No. 26, Abstract No. 415 per Warranty Deed (Volume 171, Page 229, Hays County, Texas), I am hereby granting Doucet & Associates, Inc. the right to act as Authorized Agents on development applications associated with this property. This includes, but is not limited to, Subdivision Platting and Construction Documents, Site Development, and related applications as may be required.

Please contact me if you have any questions.

Matthew Scrivener

Matthew Scrivener — 11.7.19

Matthew Scrivener — Date

Meritage Homes of Texas, LLC

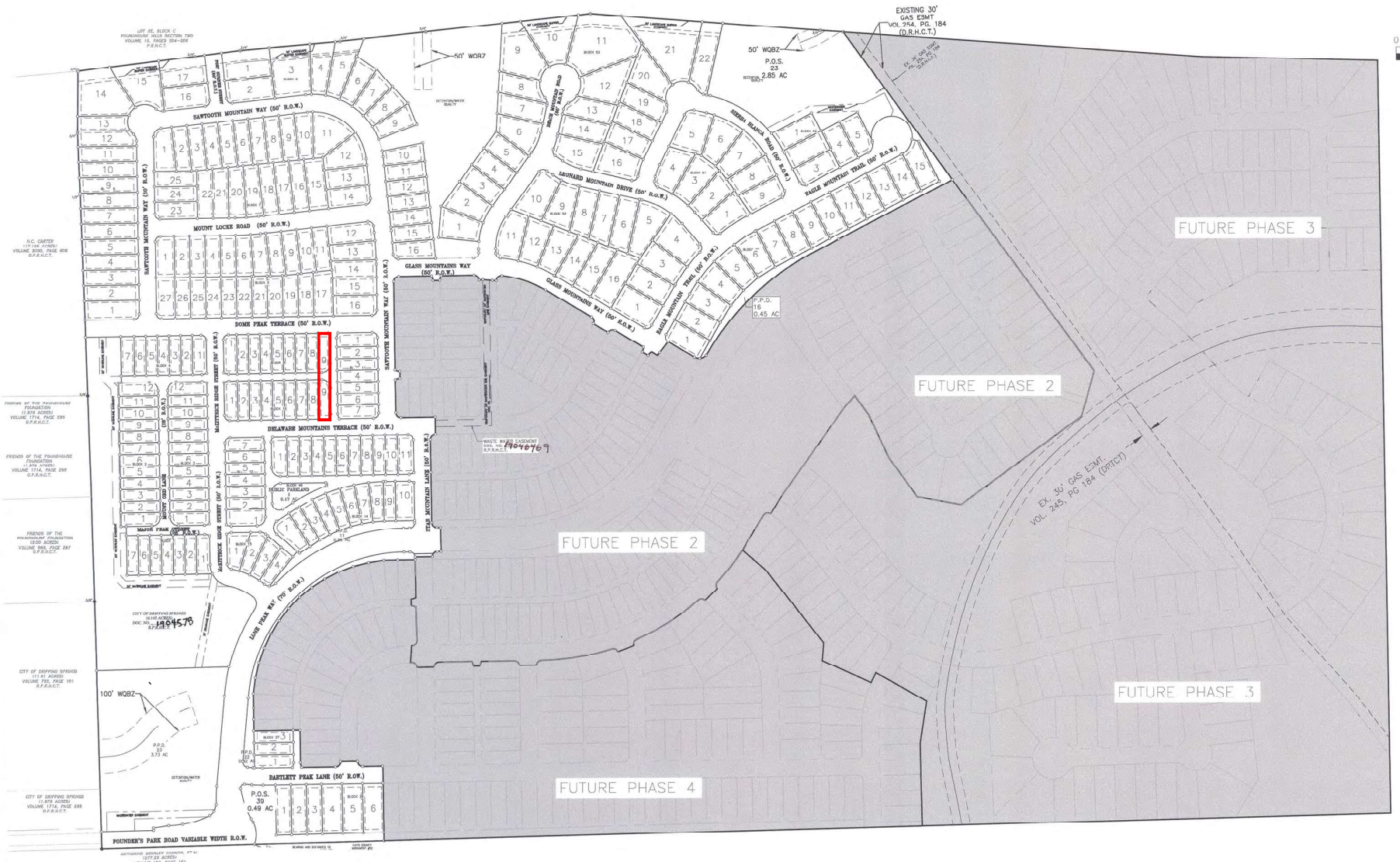
All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. ***Incomplete submissions will not be accepted.*** *By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:*

Christopher A Reed — Applicant Signature

8-17-20 — Date

CHECKLIST		
STAFF	APPLICANT	
☐	☑	Completed Application Form - including all required signatures and notarized
☐	☐	Application Fee (*refer to Fee Schedule*)
☐	☐	PDF/Digital Copies of all submitted documents **When submitting digital files, a cover sheet must be included outlining what digital contents are included.**
☐	☐	Billing Contact Form
☐	☐	Photographs
☐	☐	Map/Site Plan/Plat
☐	☐	Architectural Elevations (if applicable)
☐	☐	Description and reason for request (*attach extra sheets if necessary)*
☐	☐	Public Notice Sign - $25
☐	☐	Proof of Property Ownership-Tax Certificate or Deed
☐	☐	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (required if marked "Yes (Required)" on above Lighting Ordinance Section of application)

FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS



DRIPPING SPRINGS, HAYS COUNTY, TEXAS

SITE DATA TABLE

	SITE AREA (AC)	Type A RESIDENTIAL LOTS	Type B RESIDENTIAL LOTS	Type C RESIDENTIAL LOTS	RESIDENTIAL LOTS	COLLECTOR ROAD (LF)	LOCAL ROAD (LF)	ALLEYS (LF)	IMPERVIOUS COVER: STRFFT/SIDEWALK I.C. (AC)	IMPERVIOUS COVER: L.U.E.'s	IMPERVIOUS COVER: LOTS I.C. (AC)	IMPERVIOUS COVER: Amenity Center & Misc.	IMPERVIOUS COVER (AC)	IMPERVIOUS COVER (%)	PARKLAND: Public Parkland	PARKLAND: Private Open Space	PARKLAND: Private Parkland	PARKLAND: Parkland Swap	PARKLAND: TOTAL (not including SWAP)
REQUIRED	200.40									Average Lot Size									31.20
ALLOWABLE					780					6,641 SF (0.15 AC)			100.20	50.00%		(credit for 50%)	(credit for 50%)	(credit for 0%)	
PHASE ONE	69.82	98	88	70	256	1580	10158	2557	11.55	256	17.09	0.20	28.84		4.11	7.14	0.00	4.15	7.68
TOTAL	200.40												28.84	14.39%	4.11	7.14	0.00	4.15	7.68

DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBPLS Firm #10105800 / TBPE Firm #3937

Date: 12/11/2019
Scale: 1"=200'
Drawn by: JWF
Reviewer: GC
Project: 1691-002

X:\Departments\Geospatial\Projects\1691-002 Big Sky (Scott Tract)\CADD\eng\Working\1691-002_PLAT_PH1.dwg

FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

THE PHILLIP A. SMITH LEAGUE, SURVEY #26, ABSTRACT NUMBER 415

LOT 2E, BLOCK C
POUNDHOUSE HILLS SECTION TWO
VOLUME 15, PAGES 204–206
P.R.H.C.T.

H.C. CARTER
(17.185 ACRES)
VOLUME 3030, PAGE 609
O.P.R.H.C.T.

FRIENDS OF THE POUNDHOUSE FOUNDATION
(1.978 ACRES)
VOLUME 1714, PAGE 295
O.P.R.H.C.T.

SAWTOOTH MOUNTAIN WAY (50' R.O.W.)

MOUNT LOCKE ROAD (50' R.O.W.)

DOME PEAK TERRACE (50' R.O.W.)

McKITTRICK RIDGE STREET (50' R.O.W.)

DELAWARE MOUNTAINS TERRACE (50' R.O.W.)

GLASS MOUNTAINS WAY (50' R.O.W.)

BEACH MOUNTAIN ROAD

FORT CONCHO ROAD (50' R.O.W.)

MATCH LINE PAGE 3

MATCH LINE PAGE 4

DETENTION/WATER QUALITY

50' WQBZ

30' LANDSCAPE BUFFER EASEMENT

20' WATERLINE EASEMENT

TEMPORARY 20' WASTEWATER LINE EASEMENT DOC. NO. 2016-16367

GRAPHIC SCALE: 1" = 80'

KEY MAP

LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- DRAINAGE EASEMENT LINE
- 1/2" IRON ROD WITH "DOUCET" CAP SET
- 1/2" IRON ROD WITH "DOUCET" CAP FOUND (UNLESS NOTED)
- 1/2-INCH IRON PIPE FOUND (UNLESS NOTED)
- P.O.B. POINT OF BEGINNING
- VOL. VOLUME
- BK. BOOK
- PG. PAGE
- D.E. DRAINAGE EASEMENT
- R.O.W. RIGHT-OF-WAY
- 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
- P.P.D. PUBLIC PARK DISTRICT
- P.O.S. PRIVATE OPEN SPACE

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

D&A DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBPLS Firm #10105800 / TBPE Firm #3937

Date: 12/11/2019
Scale: 1"=80'
Drawn by: JWF
Reviewer: GC
Project: 1691-002

K:\Documents\Cowapatio\Projects\1691-002 Big Sky (Scott Tract)\CAD\Dwg\Working\169-002_PLAT-PH1.dwg

FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

OWNER'S ACKNOWLEDGMENT:

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

KNOW ALL ME BY THESE PRESENTS:

THAT MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BEING THE OWNER OF 186.25 ACRES IN THE PHILLIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415 IN HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 18036374 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 69.820 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

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 11TH DAY OF DECEMBER A.D. 2019.

MATTHEW SCRIVENER
MERITAGE HOMES

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND THE STATE, ON THIS DAY PERSONALLY APPEARED MATTHEW SCRIVENER, 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 11TH DAY OF DECEMBER A.D. 2019.

Meranda S Perkins
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

MERANDA S. PERKINS
Notary Public, State of Texas
Comm. Expires 08-06-2020
Notary ID 125013430

OWNER'S ACKNOWLEDGMENT:

THE STATE OF TEXAS
THE COUNTY OF HAYS

KNOW ALL ME BY THESE PRESENTS:

THAT THE CITY OF DRIPPING SPRINGS, BEING THE OWNER OF 4.15 ACRES IN THE PHILLIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415 IN HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 19049378 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

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 12 DAY OF December A.D. 2019.

TODD PURCELL
MAYOR, CITY OF DRIPPING SPRINGS

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 TODD PURCELL, 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 12 DAY OF December A.D. 2019.

Andrea Cunningham
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

ANDREA CUNNINGHAM
My Notary ID # 131603237
Expires June 13, 2022

FINAL PLAT NOTES:

1. THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS.
2. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
3. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
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. 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.
7. WATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
8. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
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.
12. MINIMUM FRONT SETBACK SHALL BE 10'
13. MINIMUM REAR SETBACK SHALL BE 10'
14. MINIMUM INTERIOR SIDE YARD SETBACKS SHALL BE 5'
15. MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 7.5'
16. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS AS AMENDED BY PDD NO.10
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 THE OPERATION AND MAINTENANCE OF ALL STORM WATER DETENTION AND WATER QUALITY PONDS.
26. THIS DEVELOPMENT IS SUBJECT TO DRIPPING SPRINGS ORDINANCE 2018-24, PLANNED DEVELOPMENT DISTRICT NO. 10-BIG SKY.
27. ALL PROPOSED COLLECTOR STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4' WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
28. ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4' WIDE CONCRETE SIDEWALK ALONG ONE 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 FT. PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
31. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, THAT OBSTRUCT OR LIMIT FLOW SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
32. 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.
33. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
34. STREET LIGHTING WILL COMPLY WITH LIGHTING ORDINANCE [SRDA 3.11].
35. PARKLAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED WITHIN THIS DEVELOPMENT THROUGH A COMBINATION OF PRIVATE AND PUBLIC PARK LAND AND OPEN SPACE.
36. 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.
37. 30' LANDSCAPE BUFFER EASEMENT ALONG LOTS 14, 15, 17 BLOCK G, LOTS 1, 3, 4, 5 BLOCK B, LOTS 9, 10, 11, 21, 22 BLOCK 53, IS TO REMAIN UNTOUCHED NATIVE VEGETATION.
38. LOT 8, BLOCK 1 IS DEEDED TO THE CITY OF DRIPPING SPRINGS AS DEDICATED PARKLAND TO MEET THE TEXAS PARKS AND WILDLIFE DEPARTMENT CONVERSION REQUIREMENTS, AS AGREED TO IN THE BIG SKY RANCH DEVELOPMENT AGREEMENT PER DOC NO. 18028627 O.P.R.H.C.T.

DEVELOPMENT NOTE:

THIS DEVELOPMENT IS SUBJECT TO ORDINANCE 2018-24 PDD No. 10 BIG SKY (OCT 9, 2018)

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
CITY ENGINEER
12-11-19
DATE

STATE OF TEXAS
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

BIG SKY RANCH PHASE ONE, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT OF ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09, AND IS HEREBY APPROVED ADMINISTRATIVELY.

MICHELLE FISCHER, CITY ADMINISTRATOR OF DRIPPING SPRINGS
12/12/19

STATE OF TEXAS
COUNTY OF TRAVIS

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.

GARRETT CAVAIUOLO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6714
DOUCET & ASSOCIATES, INC.
GCAVAIUOLO@DOUCETENGINEERS.COM
12/11/19
DATE

STATE OF TEXAS
REGISTERED
GARRETT CAVAIUOLO
6714
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF TRAVIS

I, JENNIFER J. PAISLEY, 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 NO. 48209C 0105F, EFFECTIVE DATE SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY, CHANNELIZED 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.

JENNIFER J. PAISLEY
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 91109
11 DECEMBER 2019
DATE

STATE OF TEXAS
JENNIFER J. PAISLEY
91109
LICENSED
PROFESSIONAL ENGINEER

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 27 DAY OF January A.D. 2020 AT 11:41 O'CLOCK A M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN

CFN: 20003093

WITNESS MY SEAL OF OFFICE, THIS THE 27 DAY OF January A.D. 2020.

Elain H. Cardenas by Ane S. Min, Deputy
ELAINE HANSON CARDENAS, MBA, PHD, COUNTY CLERK
HAYS COUNTY, TEXAS

HAYS COUNTY, TEXAS

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

D&A DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBPLS Firm #10105800 / TBPE Firm #3937

Date:	12/11/2019
Scale:	
Drawn by:	JWh
Reviewer:	GC
Project:	1691-002

X:\Departments\Geospatial\Projects\1691-002 Big Sky (Scott Trail)\CAD\Valley\Working\1691-002_PLAT-Print.dwg

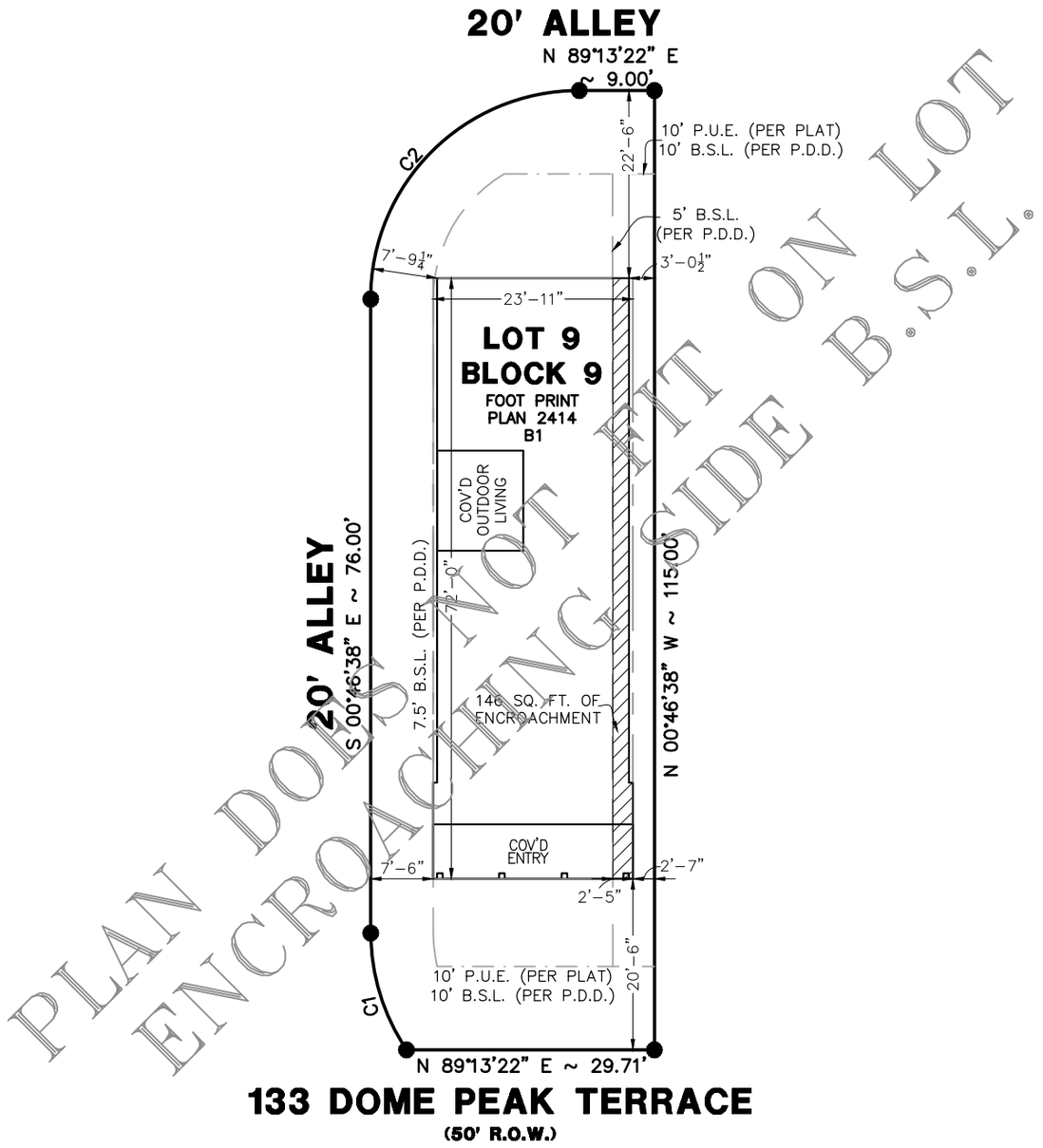
PLOT PLAN

LEGEND	
SYMBOLS	DESCRIPTION
———	BOUNDARY LINE
—— · ——	EASEMENT LINE
— — —	BUILDING LINE
●	PROPERTY PIN
B.S.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
P.D.D.	PLANNED DEVELOPMENT DISTRICT

TREE NOTE:
TREES SHALL BE IN THE FRONT OF A RESIDENTIAL LOT, INCLUDING AT LEAST ONE (1) REQUIRED TREE PLANTED IN THE FRONT YARD. PDD 10 REQUIRES TWO 3-INCH TREES.

N

SCALE: 1" = 20'



PLAN DOES NOT FIT ON LOT
ENCROACHING SIDE B.S.L.

CURVE DATA TABLE				
CURVE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH
C1	25.00'	N 17°48'19" W	14.64'	14.86'
C2	25.00'	S 44°13'22" W	35.36'	39.27'

- SIDEWALKS PER CITY OR SUBDIVISION REQUIREMENTS
- SIZE, SHAPE, AND LOCATION OF DRIVEWAY TO BE VERIFIED BY BUILDER

A.T.S. JOB#: 20051154s

Path: Projects\Meritage\BigSkyRanch1\PlotPlans\PlotPlans\P-009-009-BSR-1.dwg

MERITAGE HOMES

133 DOME PEAK TERRACE
LOT: 9, BLOCK: 9
FINAL PLAT OF BIG SKY RANCH
PHASE ONE AT DRIPPING SPRINGS
HAYS COUNTY, TEXAS

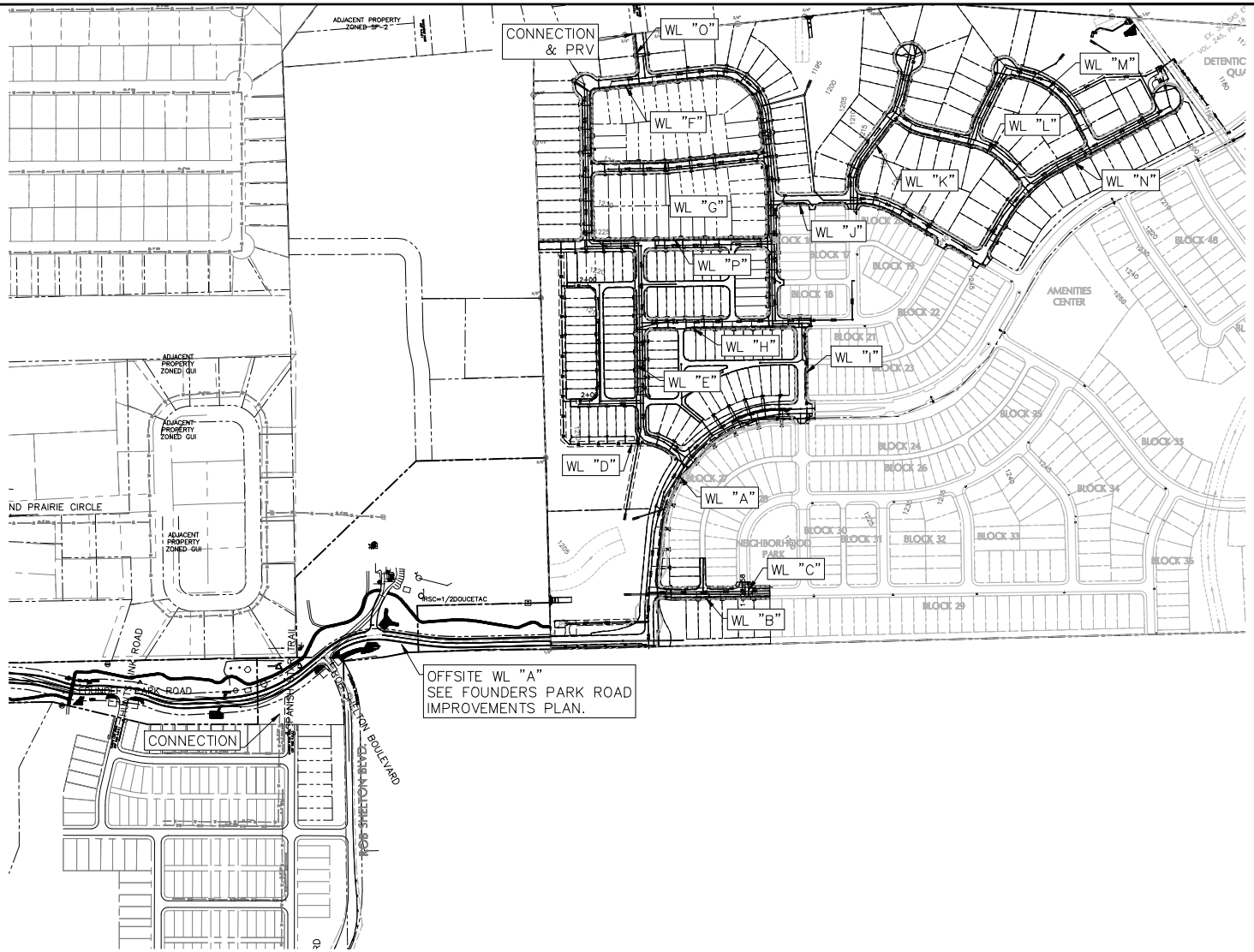
BUILDER SHALL LOCATE AND VERIFY ALL DIMENSIONS, BUILDING SETBACKS, EASEMENTS AND BUILDING PLACEMENTS OR COMPLIANCE WITH ALL ORDINANCES AND RESTRICTIONS, AND SHALL NOTIFY THIS OFFICE OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO THE ONSET OF CONSTRUCTION. THIS PLOT PLAN HAS BEEN DRAWN BASED ON INFORMATION GIVEN ON THE PLAT PROVIDED BY THE BUILDER AND IS SUBJECT TO ANY AND ALL BUILDING LINES, EASEMENTS AND RESTRICTIONS NOT SHOWN HERE.

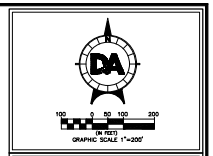
DATE ISSUED
5/20/2020

REVISIONS			
NO.	DATE	REASON	BY

DRAWN BY:	CHECKED BY:
MZ	CB

ATS
www.ats-engineers.com
Engineers
Inspectors
& Surveyors
TBPLS Firm Reg. #10126000
4910 WEST HWY 290
AUSTIN, TEXAS 78
(512) 328-6995
FAX: (512) 328-699





LEGEND

- IRON ROD FOUND
- FIRE HYDRANT
- SIGN
- POWER POLE
- DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- EXISTING CONTOURS
- WATER SERVICE
- WASTEWATER SERVICE

WATER LINE LENGTH TABLE

LINE	LF	SIZE	TYPE
A	1638.39	12""	AWA C900 DR14
B	419.00	8"	AWA C900 DR14
C	57.52	8"	AWA C900 DR14
D	1251.54	8"	AWA C900 DR14
E	767.00	8"	AWA C900 DR14
F	2074.45	8"	AWA C900 DR14
G	645.99	8"	AWA C900 DR14
H	658.26	8"	AWA C900 DR14
I	351.68	8"	AWA C900 DR14
J	878.90	8"	AWA C900 DR14
K	380.04	8"	AWA C900 DR14
K	269.03	6"	AWA C900 DR14
L	592.05	8"	AWA C900 DR14
M	800.75	8"	AWA C900 DR14
N	701.00	8"	AWA C900 DR14
N	308.56	6"	AWA C900 DR14
O	193.83	8"	AWA C900 DR14
P	859.80	8"	AWA C900 DR14

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www.doucetengineers.com
Firm Registration Number: 3937

OVERALL WATER LAYOUT PLAN

BIG SKY RANCH PHASE ONE PLAN
DRIPPINGS SPRINGS, TX

JENNIFER J. PAISLEY 91109 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

Designed: JP
Drawn: AD & BB
Reviewed: JP
Date: 2/8/2019
SHEET 143 OF 175
Project No: 1691-002

Drawing: P:\1691-002\CAD\dwg\working_drawings\submitted\CD\Phase 1\1691002-CD-PH1-WTR_ADSCALE.dwg
User: JBANISTER
Last Modified: Apr. 26, 19 - 18:49
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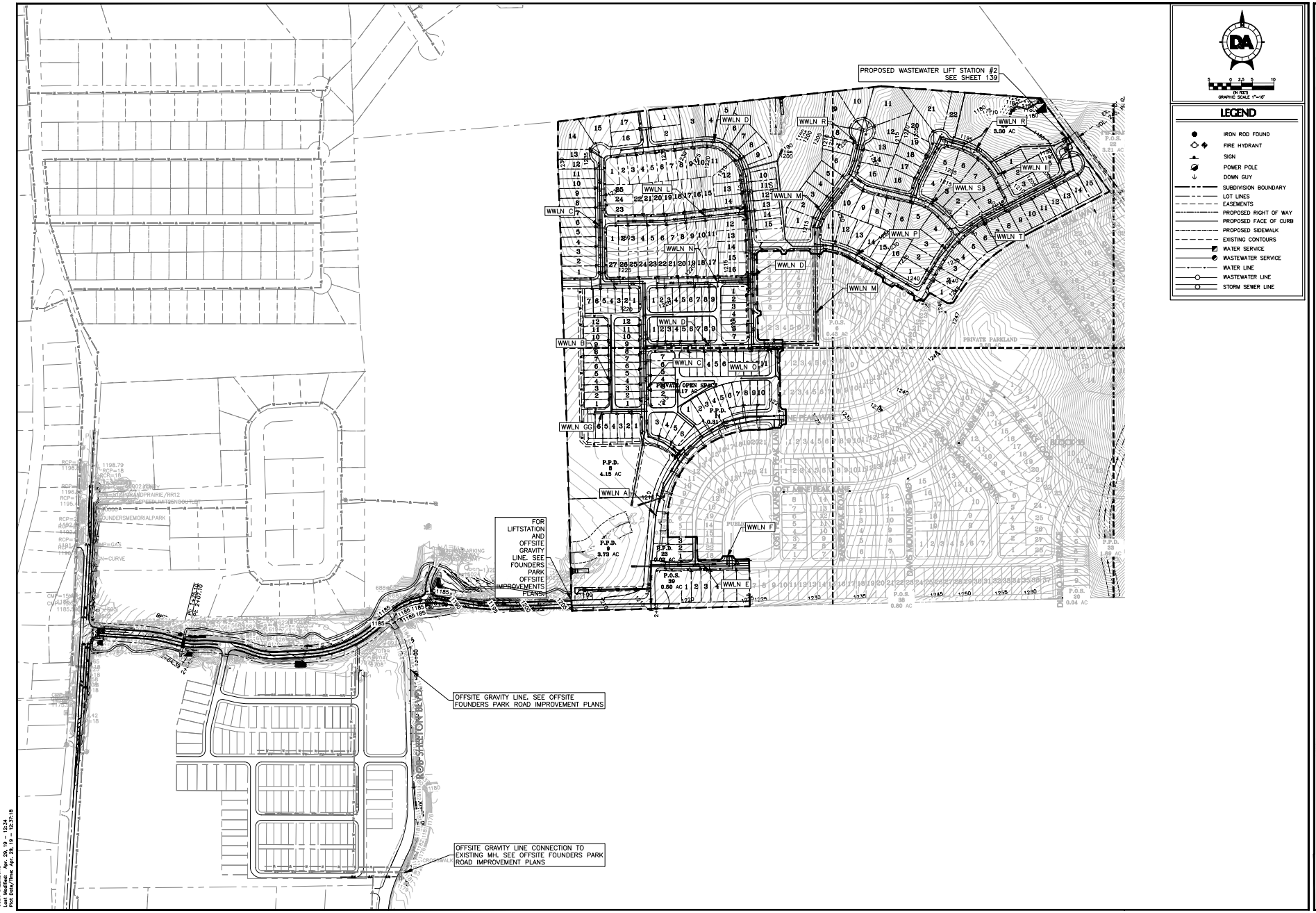

LEGEND

- IRON ROD FOUND
- FIRE HYDRANT
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- EXISTING CONTOURS
- WATER SERVICE
- WASTEWATER SERVICE
- WATER LINE
- WASTEWATER LINE
- STORM SEWER LINE

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OVERALL WASTEWATER LAYOUT PLAN

BIG SKY RANCH PHASE ONE PLAN
DRIPPINGS SPRINGS, TX

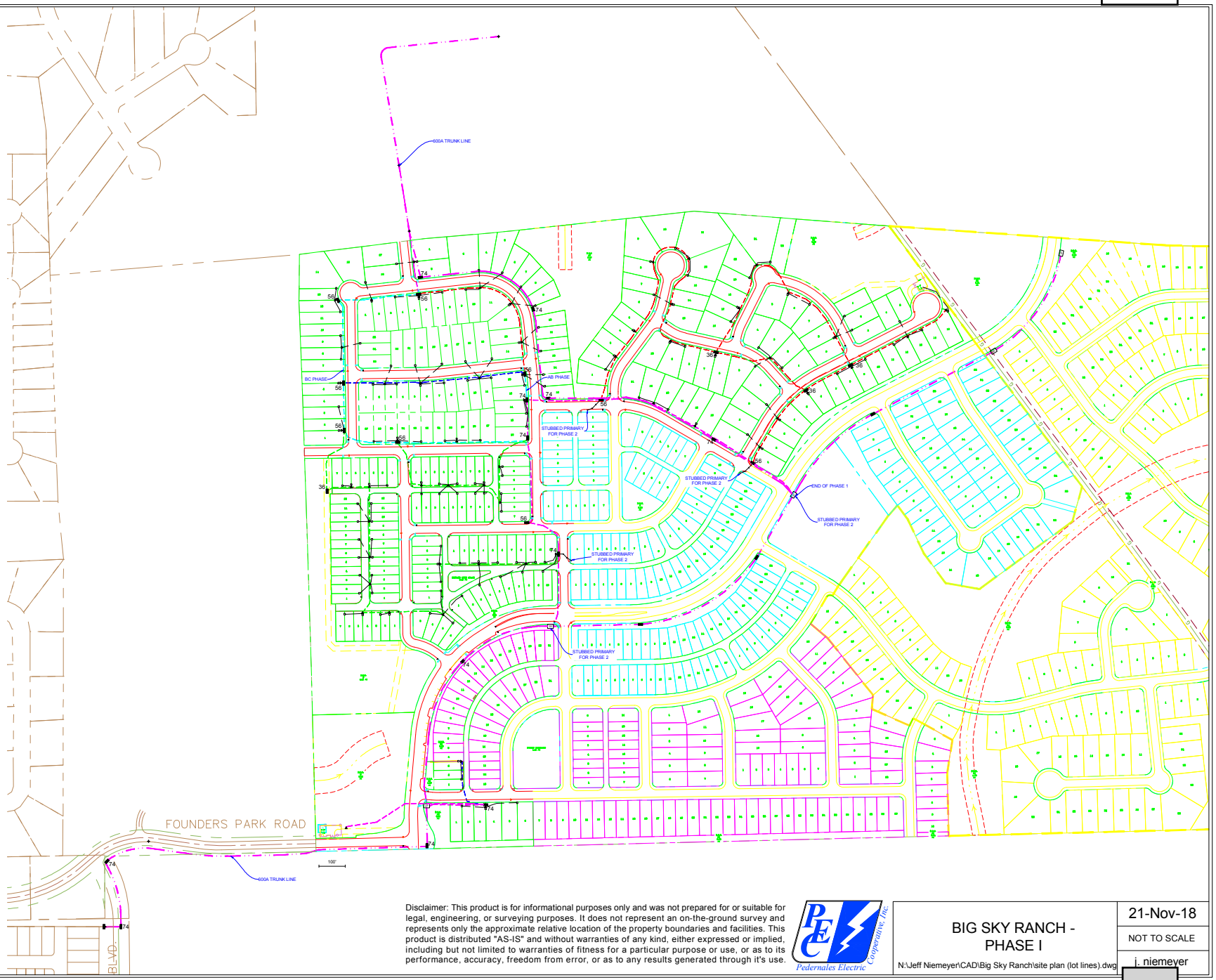
JENNIFER J. PAISLEY
91109
LICENSED PROFESSIONAL ENGINEER
4-29-2019

Designed:	JP
Drawn:	AD & JBB
Reviewed:	JP
Date:	2/8/2019

SHEET
113
OF 175

Project No:
1691-002

Drawing: P:\1691-002\CADD\dwg\working_drawings\submittal\CD\Phase 1\1691002-CD-PH1_UT_WASTEWATER.dwg
User: JHELMBERG
Last Modified: Apr. 29, 19 - 12:34
Plot Date/Time: Apr. 29, 19 - 12:31:18



LEGEND

- Proposed 200A Primary
- Proposed 600A Primary
- Secondary
- Transformer
- Primary Enclosure
- SG Switch Gear
- Secondary Pedestal

Phasing

- A phase
- B phase
- C phase
- AB / BC phase
- ABC phase

Disclaimer: This product is for informational purposes only and was not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of the property boundaries and facilities. This product is distributed "AS-IS" and without warranties of any kind, either expressed or implied, including but not limited to warranties of fitness for a particular purpose or use, or as to its performance, accuracy, freedom from error, or as to any results generated through it's use.

Pedernales Electric Cooperative, Inc.

BIG SKY RANCH - PHASE I

N:\Jeff Niemeyer\CAD\Big Sky Ranch\site plan (lot lines).dwg

21-Nov-18

NOT TO SCALE

j. niemeyer

MWO # 2019-1000350875
CUE # 16235

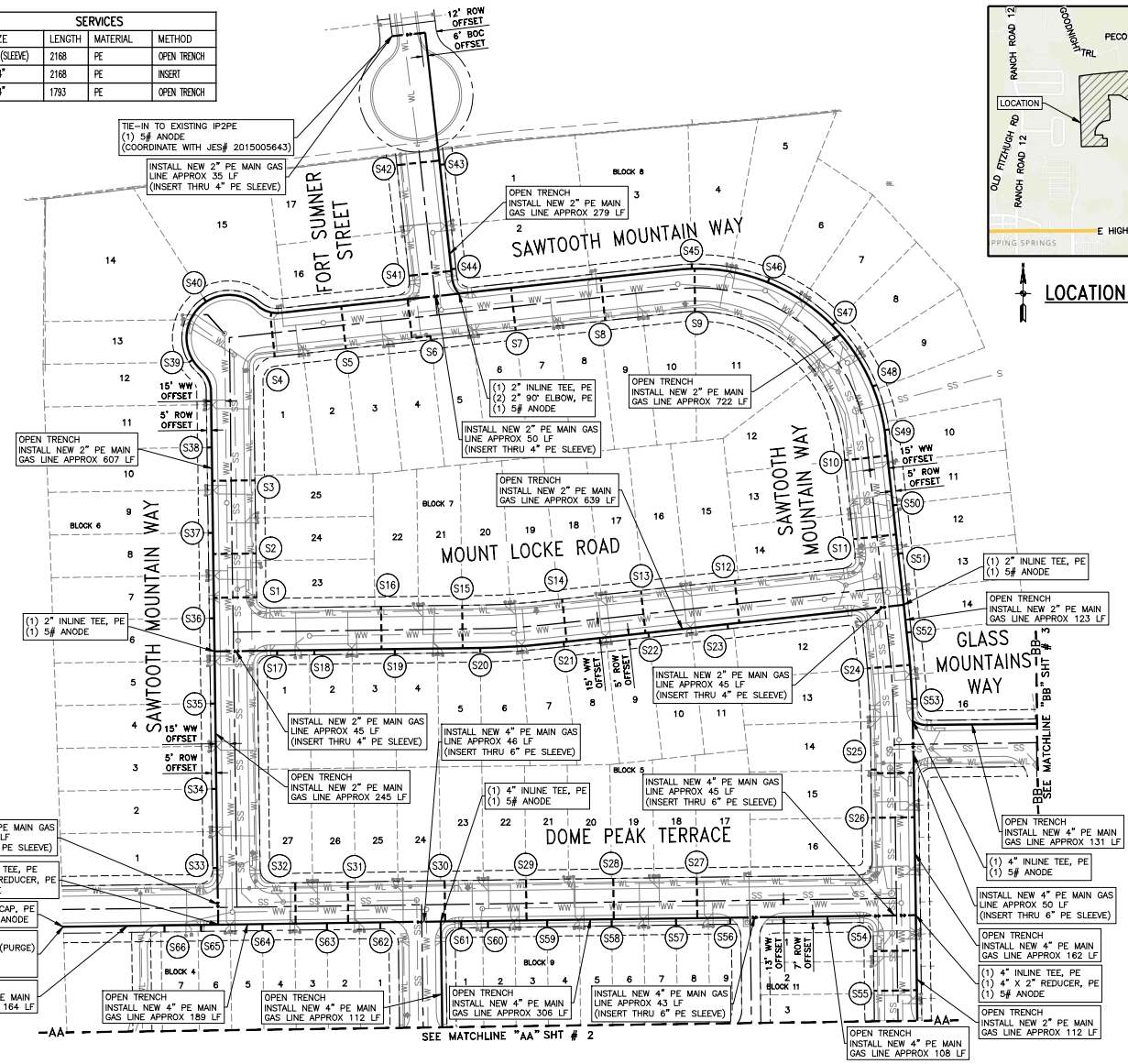
MAINS			
SIZE	LENGTH	MATERIAL	METHOD
10" SLEEVE	94	PE	OPEN TRENCH
6"	94	PE	INSERT
6"	1494	PE	OPEN TRENCH
6" SLEEVE	563	PE	OPEN TRENCH
4"	563	PE	INSERT
4"	2854	PE	OPEN TRENCH
4" SLEEVE	740	PE	OPEN TRENCH
2"	740	PE	INSERT
2"	7090	PE	OPEN TRENCH

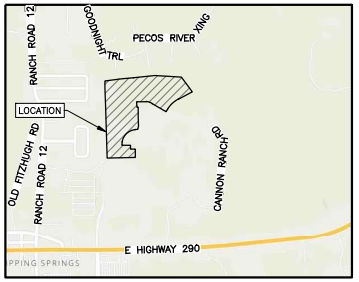
TOTAL SERVICES = 168

TOTAL LOTS = 261

FITTINGS		
QUANTITY	SIZE	TYPE
3	6"	INLINE TEE, PE
9	4"	INLINE TEE, PE
9	2"	INLINE TEE, PE
2	6" X 4"	REDUCER, PE
7	4" X 2"	REDUCER, PE
2	6"	CAP, PE
3	4"	CAP, PE
6	2"	CAP, PE
34	5#	ANODE
4	4"	90° ELBOW, PE
16	2"	90° ELBOW, PE
12835	14 GAUGE	TRACER WIRE (MAIN)
5641	14 GAUGE	TRACER WIRE (SERVICE)
75	3/4"	SERIES 700 EFV
93	3/4"	SERIES 1800 EFV
2	6" X 3/4"	TAPPING TEE, PE (PURGE)
3	4" X 3/4"	TAPPING TEE, PE (PURGE)
6	2" X 3/4"	TAPPING TEE, PE (PURGE)
11	3/4" X 1"	RISER (PURGE)
11	1"	PLUG (PURGE)
168	3/4"	CAP, PE (SERVICE)
6	6" X 3/4"	TAPPING TEE, PE (SERVICE)
34	4" X 3/4"	TAPPING TEE, PE (SERVICE)
128	2" X 3/4"	TAPPING TEE, PE (SERVICE)

SERVICES			
SIZE	LENGTH	MATERIAL	METHOD
2" (SLEEVE)	2168	PE	OPEN TRENCH
3/4"	2168	PE	INSERT
3/4"	1793	PE	OPEN TRENCH





LOCATION MAP (N.T.S.)

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)

LEGEND

- EXIST. ROW
- EXIST. EASEMENT
- EXIST. PROPERTY LINES
- NEW GAS MAIN
- NEW GAS MAIN BORE
- NEW GAS MAIN INSERT
- NEW SERVICE LINE
- TO BE ABANDONED
- LOC — PROJECT LOCATION
- HP2PE — EXIST. HIGH PRESSURE LINE (PRESSURE CLASS, PIPE SIZE, MATERIAL)
- IP2PE — EXIST. INTERMEDIATE PRESSURE LINE (PRESSURE CLASS, PIPE SIZE, MATERIAL)
- LP2PE — EXIST. LOW PRESSURE LINE (PRESSURE CLASS, PIPE SIZE, MATERIAL)
- ABAND — ABANDONED GAS LINE
- WL — EXIST. WATER LINE
- WW — EXIST. WASTE WATER
- SS — EXIST. STORM SEWER
- OE — EXIST. OVERHEAD ELECTRIC
- UE — EXIST. UNDERGROUND ELECTRIC
- OT — EXIST. OVERHEAD TELEPHONE

NOTES
1. PRIOR TO THE INSTALLATION OF T.G.S. OWNED GAS LINES, IT IS THE CUSTOMERS RESPONSIBILITY TO GRADE ALL STREETS, ALLEYS, ROADWAYS OR EASEMENTS TO SUBGRADE, ± .50 FEET (6 INCHES).
2. ALL SURFACE REPAIRS MADE ON PRIVATE PROPERTY BY TEXAS GAS SERVICE OR ITS AFFILIATES, WILL BE TEMPORARY. ALL PERMANENT REPAIRS ARE THE OWNERS RESPONSIBILITY.
3. CONTRACTOR TO CONTACT T.G.S. ENG. DEPT. PRIOR TO CONSTRUCTION TO VERIFY ASSIGNMENTS OF MAINS & SERVICES WHEN APPLICABLE.
4. DETERMINATION OF GRADE FOR GAS MAINS AT STORM SEWER CROSSINGS TO BE DONE IN THE FIELD IN CONJUNCTION WITH PROFILE SHEETS WHEN APPLICABLE.
5. ALL SPOIL SHALL BE REMOVED FROM JOB SITE UPON COMPLETION OF GAS LINE INSTALLATION.
6. #14 COPPER TRACER WIRE TO BE PLACED IN BOTTOM OF TRENCH PARALLEL TO MAINS & SERVICES. ALL WIRE JOINTS SHALL BE IN ACCORDANCE WITH T.G.S. STANDARDS. TRACER WIRE TO BE ONE CONTINUOUS UNIT.
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12. ALL BORES WILL BE DIRECTIONAL UNLESS OTHERWISE SPECIFIED.

DEVELOPER IS RESPONSIBLE FOR STAKING SERVICE LOCATION

NOTES:
1. GAS MAIN TO BE INSTALLED AT A MINIMUM DEPTH OF 3-FT BELOW FINISHED GRADE.
2. PRIOR TO R.O.W. MAIN INSTALLATION, TGS CONTRACTOR TO CONTACT CUSTOMER AND COORDINATE TIE-IN AT THE PROPERTY LOCATION.

TGS INSPECTOR:
GAS MAIN TO BE INSTALLED AT MINIMUM DEPTH OF 4' BELOW ASPHALT ELEVATION AT LIP OF CURB.

PIC CONTRACTOR INFORMATION:
PERSONS INFO

AGE OF P.E. PIPE MUST BE LESS THAN 2 YEARS PRIOR TO INSTALLATION

SHEET 1 OF 4

PRELIMINARY

NO.	DATE	BY	REVISIONS

THE RAILROAD COMMISSION OF TEXAS IS REQUIRING AS A RESULT OF THIS NEW CONSTRUCTION, THE LOCATION OF ALL HIGH PRESSURE PIPE BY PRINT, AS INSTALLED IN YOUR SUBDIVISION.

APPROXIMATE LOCATION OF UNDERGROUND GAS LINES.
NO BLASTING WITHIN 10 FEET OF GAS LINES.
DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO GAS LINES.
CONTACT 1-800-DIG-TESS (1-800-344-8377) FOR LOCATIONS AT LEAST 48 HOURS PRIOR TO EXCAVATING.

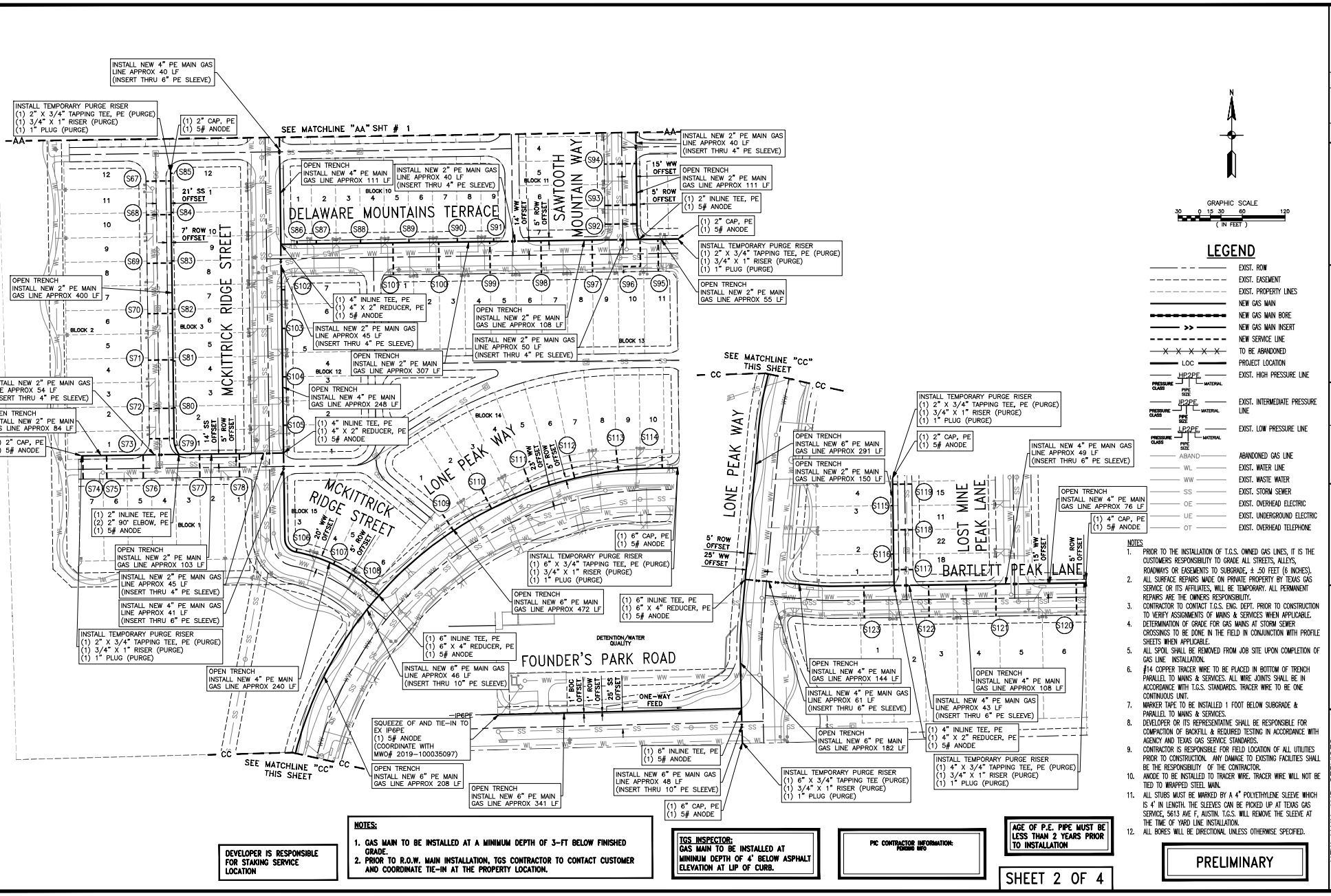
DRAWN BY: A. MERAZ — DATE: 07/11/2019
CHECKED BY: T. FERENAC — DATE: 07/11/2019
SCALE: SEE GRAPHIC

NOTE: THIS DRAWING IS THE PROPERTY OF TEXAS GAS SERVICE AND IS NOT TO BE TRACED, PHOTOGRAPHED, OR REPRODUCED IN ANY MANNER, NOR USED FOR ANY PURPOSE WHATSOEVER, EXCEPT BY THE WRITTEN PERMISSION OF TGS. NOT VALID FOR CONSTRUCTION UNLESS CERTIFIED.

AUSTIN, TEXAS
Texas Gas Service
A Division of ONE Gas

NEW MAIN AND SERVICES
BIG SKY RANCH
AUSTIN, TEXAS

MWO NO.	MAPSCO PAGE NO.	MAP GRID	REV.
2019-1000350875	WS161	637S	A



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2. ALL SURFACE REPAIRS MADE ON PRIVATE PROPERTY BY TEXAS GAS SERVICE OR ITS AFFILIATES, WILL BE TEMPORARY. ALL PERMANENT REPAIRS ARE THE OWNERS RESPONSIBILITY.
3. CONTRACTOR TO CONTACT T.G.S. ENG. DEPT. PRIOR TO CONSTRUCTION TO VERIFY ASSIGNMENTS OF MAINS & SERVICES WHEN APPLICABLE.
4. DETERMINATION OF GRADE FOR GAS MAINS AT STORM SEWER CROSSINGS TO BE DONE IN THE FIELD IN CONJUNCTION WITH PROFILE SHEETS WHEN APPLICABLE.
5. ALL SPOIL SHALL BE REMOVED FROM JOB SITE UPON COMPLETION OF GAS LINE INSTALLATION.
6. #14 COPPER TRACER WIRE TO BE PLACED IN BOTTOM OF TRENCH PARALLEL TO MAINS & SERVICES. ALL WIRE JOINTS SHALL BE IN ACCORDANCE WITH T.G.S. STANDARDS. TRACER WIRE TO BE ONE CONTINUOUS UNIT.
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12. ALL BORES WILL BE DIRECTIONAL UNLESS OTHERWISE SPECIFIED.

DEVELOPER IS RESPONSIBLE FOR STAKING SERVICE LOCATION

NOTES:
1. GAS MAIN TO BE INSTALLED AT A MINIMUM DEPTH OF 3-FT BELOW FINISHED GRADE.
2. PRIOR TO R.O.W. MAIN INSTALLATION, TGS CONTRACTOR TO CONTACT CUSTOMER AND COORDINATE TIE-IN AT THE PROPERTY LOCATION.

TGS INSPECTOR:
GAS MAIN TO BE INSTALLED AT MINIMUM DEPTH OF 4' BELOW ASPHALT ELEVATION AT LIP OF CURB.

PIC CONTRACTOR INFORMATION:
PERMIT INFO

AGE OF P.E. PIPE MUST BE LESS THAN 2 YEARS PRIOR TO INSTALLATION

SHEET 2 OF 4

PRELIMINARY

NO.	DATE	BY	REVISIONS
			DESCRIPTION

THE RAILROAD COMMISSION OF TEXAS IS ALLOWING AS A SUITABLE PIPE FOR PRINT THE LOCATIONS AS A RESULT OF THIS NEW CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE TO ADHERE TO CERTAIN SPECIFICATIONS ASSOCIATED WITH THE PIPE INSTALLED IN YOUR SUBDIVISION.

APPROXIMATE LOCATION OF UNDERGROUND FACILITIES NO BLASTING WITHIN 10 FEET OF GAS LINES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO GAS LINES. CONTACT 1-800-DIG-TESS (1-800-344-8377) FOR LOCATIONS AT LEAST 48 HOURS PRIOR TO EXCAVATING.

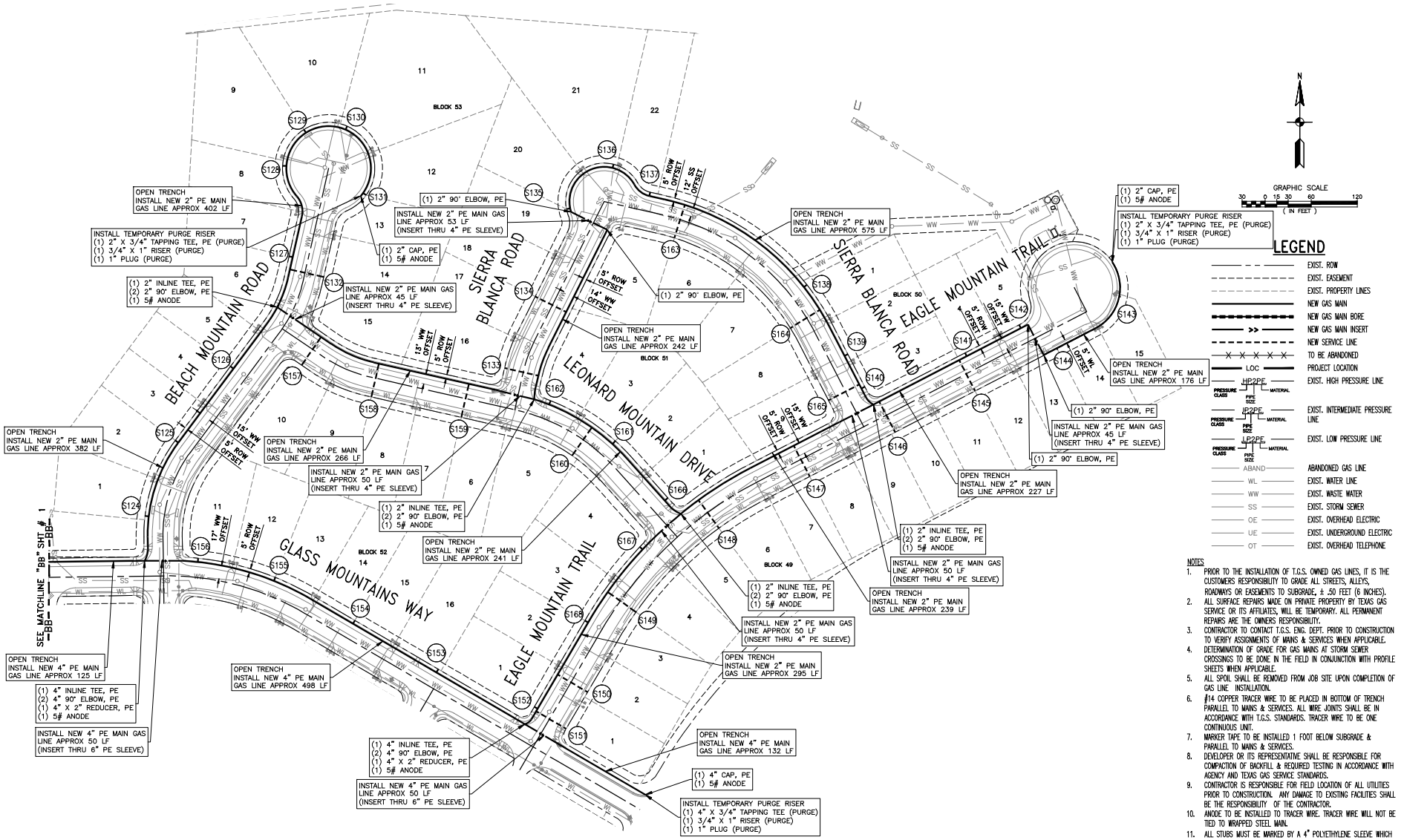
DRAWN BY: A. MERAZ DATE: 07/11/2019
CHECKED BY: T. FERENAC DATE: 07/11/2019
SCALE: SEE GRAPHIC

NOTE: THIS DRAWING IS THE PROPERTY OF TEXAS GAS SERVICE AND IS NOT TO BE TRACED, PHOTOGRAPHED, OR REPRODUCED IN ANY MANNER, NOR USED FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF TGS. NOT VALID FOR CONSTRUCTION UNLESS CERTIFIED.

AUSTIN, TEXAS
Texas Gas Service
A Division of ONE Gas

NEW MAIN AND SERVICES
BIG SKY RANCH
AUSTIN, TEXAS

MWO NO.	MAPSCO PAGE NO.	GRID	REV.
2019-100035087S	WS161	637S	A



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PIC CONTRACTOR INFORMATION:
PERSONS INFO

AGE OF P.E. PIPE MUST BE LESS THAN 2 YEARS PRIOR TO INSTALLATION

SHEET 3 OF 4

PRELIMINARY

NO.	DATE	BY	REVISIONS
			DESCRIPTION

THE RAILROAD COMMISSION OF TEXAS IS NOTIFIED WHEN AN ADJUSTMENT IS MADE AS A RESULT OF THIS NEW CONSTRUCT. THE CONTRACTOR IS RESPONSIBLE TO ADJUST THE CERTAIN SPECIFICATIONS ASSOCIATED WITH THE PIPE INSTALLED IN YOUR SUBDIVISION.

APPROXIMATE LOCATION OF EXISTING GAS MAINS. NO BLASTING WITHIN 10 FEET OF GAS LINES. CONTRACTOR RESPONSIBLE FOR ANY DAMAGE TO GAS LINES. CONTACT 1-800-DIG-TESS (1-800-344-8377) BEFORE DIGGING AT LEAST 48 HOURS PRIOR TO EXCAVATION.

DRAWN BY: A. MERAZ DATE: 07/11/2019
CHECKED BY: T. FERENAC DATE: 07/11/2019
SCALE: SEE GRAPHIC

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AUSTIN, TEXAS

WMS NO.	MAPSCO PAGE NO.	MAP GRID	REV.
2019-10003508?5	WS161	637S	A

SERVICE SCHEDULE					
SERVICE NO.	SIZE	LENGTH	TYPE	EFV (SERIES #)	SLEEVE
1	3/4"	45	PE	700	30
2	3/4"	45	PE	700	30
3	3/4"	45	PE	700	30
4	3/4"	45	PE	700	30
5	3/4"	45	PE	1800	30
6	3/4"	65	PE	1800	30
7	3/4"	45	PE	1800	30
8	3/4"	45	PE	1800	30
9	3/4"	45	PE	1800	30
10	3/4"	45	PE	1800	30
11	3/4"	45	PE	700	30
12	3/4"	45	PE	700	30
13	3/4"	45	PE	1800	30
14	3/4"	45	PE	1800	30
15	3/4"	45	PE	1800	30
16	3/4"	45	PE	700	30
17	3/4"	5	PE	700	–
18	3/4"	5	PE	700	–
19	3/4"	5	PE	1800	–
20	3/4"	5	PE	1800	–
21	3/4"	5	PE	1800	–
22	3/4"	5	PE	1800	–
23	3/4"	5	PE	700	–
24	3/4"	45	PE	1800	30
25	3/4"	49	PE	700	30
26	3/4"	45	PE	1800	30
27	3/4"	43	PE	1800	30
28	3/4"	43	PE	1800	30
29	3/4"	43	PE	1800	30
30	3/4"	43	PE	1800	30
31	3/4"	43	PE	1800	30
32	3/4"	43	PE	700	30
33	3/4"	5	PE	700	–
34	3/4"	5	PE	1800	–
35	3/4"	5	PE	1800	–
36	3/4"	5	PE	1800	–
37	3/4"	5	PE	1800	–
38	3/4"	5	PE	1800	–
39	3/4"	5	PE	1800	–
40	3/4"	5	PE	1800	–
41	3/4"	45	PE	700	30
42	3/4"	45	PE	700	30
TOTAL=	3/4"	1302	PE	–	810

SERVICE SCHEDULE					
SERVICE NO.	SIZE	LENGTH	TYPE	EFV (SERIES #)	SLEEVE
43	3/4"	5	PE	700	–
44	3/4"	5	PE	700	–
45	3/4"	5	PE	1800	–
46	3/4"	5	PE	1800	–
47	3/4"	5	PE	1800	–
48	3/4"	5	PE	700	–
49	3/4"	5	PE	700	–
50	3/4"	5	PE	1800	–
51	3/4"	5	PE	700	–
52	3/4"	5	PE	1800	–
53	3/4"	5	PE	700	–
54	3/4"	45	PE	700	30
55	3/4"	45	PE	1800	30
56	3/4"	7	PE	700	–
57	3/4"	7	PE	1800	–
58	3/4"	7	PE	1800	–
59	3/4"	7	PE	1800	–
60	3/4"	7	PE	700	–
61	3/4"	7	PE	700	–
62	3/4"	7	PE	700	–
63	3/4"	7	PE	1800	–
64	3/4"	7	PE	1800	–
65	3/4"	7	PE	700	–
66	3/4"	7	PE	700	–
67	3/4"	35	PE	700	25
68	3/4"	35	PE	1800	25
69	3/4"	35	PE	1800	25
70	3/4"	35	PE	1800	25
71	3/4"	35	PE	1800	25
72	3/4"	35	PE	1800	25
73	3/4"	35	PE	700	25
74	3/4"	33	PE	700	25
75	3/4"	33	PE	700	25
76	3/4"	33	PE	1800	25
77	3/4"	33	PE	1800	25
78	3/4"	33	PE	700	25
79	3/4"	3	PE	700	–
80	3/4"	3	PE	1800	–
81	3/4"	3	PE	1800	–
82	3/4"	3	PE	1800	–
83	3/4"	3	PE	1800	–
84	3/4"	3	PE	1800	–
TOTAL=	3/4"	1952	PE	–	1170

SERVICE SCHEDULE					
SERVICE NO.	SIZE	LENGTH	TYPE	EFV (SERIES #)	SLEEVE
85	3/4"	3	PE	700	–
86	3/4"	5	PE	700	–
87	3/4"	5	PE	700	–
88	3/4"	5	PE	1800	–
89	3/4"	5	PE	1800	–
90	3/4"	5	PE	1800	–
91	3/4"	5	PE	700	–
92	3/4"	45	PE	700	30
93	3/4"	45	PE	700	30
94	3/4"	45	PE	1800	30
95	3/4"	45	PE	700	30
96	3/4"	69	PE	700	30
97	3/4"	45	PE	1800	30
98	3/4"	45	PE	1800	30
99	3/4"	45	PE	1800	30
100	3/4"	45	PE	1800	30
101	3/4"	45	PE	700	30
102	3/4"	5	PE	700	–
103	3/4"	5	PE	1800	–
104	3/4"	5	PE	1800	–
105	3/4"	5	PE	1800	–
106	3/4"	5	PE	700	–
107	3/4"	5	PE	1800	–
108	3/4"	5	PE	700	–
109	3/4"	28	PE	700	–
110	3/4"	31	PE	1800	–
111	3/4"	34	PE	1800	–
112	3/4"	34	PE	1800	–
113	3/4"	30	PE	1800	–
114	3/4"	27	PE	700	–
115	3/4"	90	PE	1800	34
116	3/4"	97	PE	1800	34
117	3/4"	5	PE	700	–
118	3/4"	5	PE	1800	–
119	3/4"	5	PE	700	–
120	3/4"	45	PE	700	30
121	3/4"	45	PE	1800	30
122	3/4"	45	PE	1800	30
123	3/4"	45	PE	700	30
124	3/4"	5	PE	700	–
125	3/4"	5	PE	1800	–
126	3/4"	5	PE	1800	–
TOTAL=	3/4"	3075	PE	–	1658

SERVICE SCHEDULE					
SERVICE NO.	SIZE	LENGTH	TYPE	EFV (SERIES #)	SLEEVE
127	3/4"	5	PE	1800	–
128	3/4"	5	PE	700	–
129	3/4"	5	PE	1800	–
130	3/4"	5	PE	700	–
131	3/4"	5	PE	1800	–
132	3/4"	45	PE	1800	30
133	3/4"	45	PE	700	30
134	3/4"	45	PE	1800	30
135	3/4"	5	PE	1800	–
136	3/4"	5	PE	700	–
137	3/4"	5	PE	700	–
138	3/4"	5	PE	700	–
139	3/4"	5	PE	700	–
140	3/4"	5	PE	700	–
141	3/4"	5	PE	700	–
142	3/4"	5	PE	700	–
143	3/4"	3	PE	700	–
144	3/4"	3	PE	1800	–
145	3/4"	45	PE	1800	30
146	3/4"	45	PE	1800	30
147	3/4"	45	PE	1800	30
148	3/4"	45	PE	1800	30
149	3/4"	45	PE	1800	30
150	3/4"	45	PE	700	30
151	3/4"	45	PE	700	30
152	3/4"	5	PE	700	–
153	3/4"	5	PE	700	–
154	3/4"	5	PE	1800	–
155	3/4"	5	PE	1800	–
156	3/4"	5	PE	700	–
157	3/4"	45	PE	700	30
158	3/4"	45	PE	1800	30
159	3/4"	45	PE	1800	30
160	3/4"	45	PE	700	30
161	3/4"	5	PE	1800	–
162	3/4"	5	PE	700	–
163	3/4"	45	PE	1800	30
164	3/4"	45	PE	1800	30
165	3/4"	45	PE	700	30
166	3/4"	5	PE	700	–
167	3/4"	5	PE	700	–
168	3/4"	5	PE	1800	–
TOTAL=	3/4"	3961	PE	–	2168

LEGEND

- EXIST. ROW
- EXIST. EASEMENT
- EXIST. PROPERTY LINES
- NEW GAS MAIN
- NEW GAS MAIN BORE
- NEW GAS MAIN INSERT
- NEW SERVICE LINE
- TO BE ABANDONED
- PROJECT LOCATION
- EXIST. HIGH PRESSURE LINE (HP2PE; PRESSURE CLASS; PIPE SIZE; MATERIAL)
- EXIST. INTERMEDIATE PRESSURE LINE (IP2PE; PRESSURE CLASS; PIPE SIZE; MATERIAL)
- EXIST. LOW PRESSURE LINE (LP2PE; PRESSURE CLASS; PIPE SIZE; MATERIAL)
- ABANDONED GAS LINE (ABAND)
- EXIST. WATER LINE (WL)
- EXIST. WASTE WATER (WW)
- EXIST. STORM SEWER (SS)
- EXIST. OVERHEAD ELECTRIC (OE)
- EXIST. UNDERGROUND ELECTRIC (UE)
- EXIST. OVERHEAD TELEPHONE (OT)

NOTES

1. PRIOR TO THE INSTALLATION OF T.G.S. OWNED GAS LINES, IT IS THE CUSTOMERS RESPONSIBILITY TO GRADE ALL STREETS, ALLEYS, ROADWAYS OR EASEMENTS TO SUBGRADE, ± .50 FEET (6 INCHES).
2. ALL SURFACE REPAIRS MADE ON PRIVATE PROPERTY BY TEXAS GAS SERVICE OR ITS AFFILIATES, WILL BE TEMPORARY. ALL PERMANENT REPAIRS ARE THE OWNERS RESPONSIBILITY.
3. CONTRACTOR TO CONTACT T.G.S. ENG. DEPT. PRIOR TO CONSTRUCTION TO VERIFY ASSIGNMENTS OF MAINS & SERVICES WHEN APPLICABLE.
4. DETERMINATION OF GRADE FOR GAS MAINS AT STORM SEWER CROSSINGS TO BE DONE IN THE FIELD IN CONJUNCTION WITH PROFILE SHEETS WHEN APPLICABLE.
5. ALL SPOIL SHALL BE REMOVED FROM JOB SITE UPON COMPLETION OF GAS LINE INSTALLATION.
6. #14 COPPER TRACER WIRE TO BE PLACED IN BOTTOM OF TRENCH PARALLEL TO MAINS & SERVICES. ALL WIRE JOINTS SHALL BE IN ACCORDANCE WITH T.G.S. STANDARDS. TRACER WIRE TO BE ONE CONTINUOUS UNIT.
7. MARKER TAPE TO BE INSTALLED 1 FOOT BELOW SUBGRADE & PARALLEL TO MAINS & SERVICES.
8. DEVELOPER OR ITS REPRESENTATIVE SHALL BE RESPONSIBLE FOR COMPACTION OF BACKFILL & REQUIRED TESTING IN ACCORDANCE WITH AGENCY AND TEXAS GAS SERVICE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. ANODE TO BE INSTALLED TO TRACER WIRE. TRACER WIRE WILL NOT BE TIED TO WRAPPED STEEL MAIN.
11. ALL STUBS MUST BE MARKED BY A 4" POLYETHYLENE SLEEVE WHICH IS 4' IN LENGTH. THE SLEEVES CAN BE PICKED UP AT TEXAS GAS SERVICE, 5613 AVE F, AUSTIN. T.G.S. WILL REMOVE THE SLEEVE AT THE TIME OF YARD LINE INSTALLATION.
12. ALL BORES WILL BE DIRECTIONAL UNLESS OTHERWISE SPECIFIED.

DEVELOPER IS RESPONSIBLE FOR STAKING SERVICE LOCATION

NOTES:

1. GAS MAIN TO BE INSTALLED AT A MINIMUM DEPTH OF 3-FT BELOW FINISHED GRADE.
2. PRIOR TO R.O.W. MAIN INSTALLATION, TGS CONTRACTOR TO CONTACT CUSTOMER AND COORDINATE TIE-IN AT THE PROPERTY LOCATION.

TGS INSPECTOR:
GAS MAIN TO BE INSTALLED AT MINIMUM DEPTH OF 4' BELOW ASPHALT ELEVATION AT LIP OF CURB.

PIC CONTRACTOR INFORMATION:
PERMIAN HIFO

AGE OF P.E. PIPE MUST BE LESS THAN 2 YEARS PRIOR TO INSTALLATION

SHEET 4 OF 4

THE RAILROAD COMMISSION OF TEXAS IS CURRENTLY AUTHORIZED TO REVIEW THIS DRAWING AS AUSTIN ENERGY HAS ELECTED TO ENTER INTO AN AGREEMENT WITH THE RAILROAD COMMISSION OF TEXAS TO PERFORM CERTAIN SPECIFICATIONS ASSOCIATED WITH THE PIPE INSTALLED IN YOUR SUBDIVISION.

APPROXIMATE LOCATION OF EXISTING GAS LINES. NO BLASTING WITHIN 10 FEET OF GAS LINES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO GAS LINES. CONTACT 1-800-DIG-TESS (1-800-344-8377) FOR LOCATIONS AT LEAST 48 HOURS PRIOR TO EXCAVATING.

NO.	DATE	BY	DESCRIPTION
			REVISIONS

DRAWN BY: A. MERAZ DATE: 07/11/2019
CHECKED BY: T. FERENAC DATE: 07/11/2019
SCALE: SEE GRAPHIC

NOTE: THIS DRAWING IS THE PROPERTY OF TEXAS GAS SERVICE AND SHALL NOT BE TRACED, PHOTOGRAPHED, OR REPRODUCED IN ANY MANNER, NOR USED FOR ANY PURPOSE WHATSOEVER, AS EXCEPT BY WRITTEN PERMISSION OF TGS. NOT VALID FOR CONSTRUCTION UNLESS CERTIFIED.

AUSTIN, TEXAS
Texas Gas Service
A Division of ONE Gas

NEW MAIN AND SERVICES
BIG SKY RANCH
AUSTIN, TEXAS

WMS NO.	WMPSID PAGE NO.	MAP GRID	REV.
2019-100035087S	WS161	637S	A

PRELIMINARY

FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

OWNER'S ACKNOWLEDGMENT:

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

KNOW ALL ME BY THESE PRESENTS:

THAT MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BEING THE OWNER OF 186.25 ACRES IN THE PHILLIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415 IN HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 18036374 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 69.820 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

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 11TH DAY OF DECEMBER A.D. 2019.

MATTHEW SCRIVENER
MERITAGE HOMES

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND THE STATE, ON THIS DAY PERSONALLY APPEARED MATTHEW SCRIVENER, 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 11TH DAY OF DECEMBER A.D. 2019.

Meranda S Perkins
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

MERANDA S. PERKINS
Notary Public, State of Texas
Comm. Expires 08-06-2020
Notary ID 125013430

OWNER'S ACKNOWLEDGMENT:

THE STATE OF TEXAS
THE COUNTY OF HAYS

KNOW ALL ME BY THESE PRESENTS:

THAT THE CITY OF DRIPPING SPRINGS, BEING THE OWNER OF 4.15 ACRES IN THE PHILLIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415 IN HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 19045318 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

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 12 DAY OF December A.D. 2019.

TODD PURCELL
MAYOR, CITY OF DRIPPING SPRINGS

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 TODD PURCELL, 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 12 DAY OF December A.D. 2019.

Andrea Cunningham
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

ANDREA CUNNINGHAM
My Notary ID # 131603237
Expires June 13, 2022

FINAL PLAT NOTES:

1. THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS.
2. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
3. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
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. 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.
7. WATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
8. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
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.
12. MINIMUM FRONT SETBACK SHALL BE 10'
13. MINIMUM REAR SETBACK SHALL BE 10'
14. MINIMUM INTERIOR SIDE YARD SETBACKS SHALL BE 5'
15. MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 7.5'
16. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS AS AMENDED BY PPD NO.10
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 THE OPERATION AND MAINTENANCE OF ALL STORM WATER DETENTION AND WATER QUALITY PONDS.
26. THIS DEVELOPMENT IS SUBJECT TO DRIPPING SPRINGS ORDINANCE 2018-24, PLANNED DEVELOPMENT DISTRICT NO. 10-BIG SKY.
27. ALL PROPOSED COLLECTOR STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4' WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
28. ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4' WIDE CONCRETE SIDEWALK ALONG ONE 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 FT. PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
31. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, THAT OBSTRUCT OR LIMIT FLOW SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
32. 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.
33. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
34. STREET LIGHTING WILL COMPLY WITH LIGHTING ORDINANCE [SRDA 3.11].
35. PARKLAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED WITHIN THIS DEVELOPMENT THROUGH A COMBINATION OF PRIVATE AND PUBLIC PARK LAND AND OPEN SPACE.
36. 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.
37. 30' LANDSCAPE BUFFER EASEMENT ALONG LOTS 14, 15, 17 BLOCK G, LOTS 1, 3, 4, 5 BLOCK B, LOTS 9, 10, 11, 21, 22 BLOCK 53, IS TO REMAIN UNTOUCHED NATIVE VEGETATION.
38. LOT 8, BLOCK 1 IS DEEDED TO THE CITY OF DRIPPING SPRINGS AS DEDICATED PARKLAND TO MEET THE TEXAS PARKS AND WILDLIFE DEPARTMENT CONVERSION REQUIREMENTS, AS AGREED TO IN THE BIG SKY RANCH DEVELOPMENT AGREEMENT PER DOC NO. 18028627 O.P.R.H.C.T.

DEVELOPMENT NOTE:

THIS DEVELOPMENT IS SUBJECT TO ORDINANCE 2018-24 PPD No. 10 BIG SKY (OCT 9, 2018)

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
CITY ENGINEER
12-11-19
DATE

STATE OF TEXAS
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

BIG SKY RANCH PHASE ONE, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT OF ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09, AND IS HEREBY APPROVED ADMINISTRATIVELY.

MICHELLE FISCHER, CITY ADMINISTRATOR OF DRIPPING SPRINGS
12/12/19

STATE OF TEXAS
COUNTY OF TRAVIS

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.

GARRETT CAVAIUOLO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6714
DOUCET & ASSOCIATES, INC.
GCAVAIUOLO@DOUCETENGINEERS.COM
12/11/19
DATE

STATE OF TEXAS
REGISTERED
GARRETT CAVAIUOLO
6714
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF TRAVIS

I, JENNIFER J. PAISLEY, 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 NO. 48209C 0105F, EFFECTIVE DATE SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY, CHANNELIZED 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.

JENNIFER J. PAISLEY
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 91109
11 DECEMBER 2019
DATE

STATE OF TEXAS
JENNIFER J. PAISLEY
91109
LICENSED
PROFESSIONAL ENGINEER

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 27 DAY OF January A.D. 2020 AT 11:41 O'CLOCK A M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN

CFN: 20003093

WITNESS MY SEAL OF OFFICE, THIS THE 27 DAY OF January A.D. 2020.

Elain H. Cardenas by Ane S. Min, Deputy
ELAINE HANSON CARDENAS, MBA, PHD, COUNTY CLERK
HAYS COUNTY, TEXAS

HAYS COUNTY, TEXAS

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBPLS Firm #10105800 / TBPE Firm #3937

Date:	12/11/2019
Scale:	
Drawn by:	JWh
Reviewer:	GC
Project:	1691-002

X:\Departments\Geospatial\Projects\1691-002 Big Sky (Scott Trail)\CAD\Valeo\Working\1691-002_PLAT-Print.dwg

FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

SITE DATA TABLE

										IMPERVIOUS COVER					PARKLAND				
	SITE AREA (AC)	Type A RESIDENTIAL LOTS	Type B RESIDENTIAL LOTS	Type C RESIDENTIAL LOTS	RESIDENTIAL LOTS	COLLECTOR ROAD (LF)	LOCAL ROAD (LF)	ALLEYS (LF)	STRFFT/SIDEWALK I.C. (AC)	L.U.E.'s	LOTS I.C. (AC)	Amenity Center & Misc.	IMPERVIOUS COVER (AC)	IMPERVIOUS COVER (%)	Public Parkland	Private Open Space	Private Parkland	Parkland Swap	TOTAL (not including SWAP)
REQUIRED	200.40									Average Lot Size									31.20
ALLOWABLE					780					6,641 SF (0.15 AC)			100.20	50.00%		(credit for 50%)	(credit for 50%)	(credit for 0%)	
PHASE ONE	69.82	98	88	70	256	1580	10158	2557	11.55	256	17.09	0.20	28.84		4.11	7.14	0.00	4.15	7.68
TOTAL	200.40												28.84	14.39%	4.11	7.14	0.00	4.15	7.68

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Date: 12/11/2019
Scale: 1"=200'
Drawn by: JWF
Reviewer: GC
Project: 1691-002

X:\Departments\Design\Projects\1691-002 Big Sky (Scott Tract)\CADD\Dwg\Working\1691-002_PLAT_PH1.dwg

FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

THE PHILLIP A. SMITH LEAGUE, SURVEY #26, ABSTRACT NUMBER 415

LOT 2E, BLOCK C
POUNDHOUSE HILLS SECTION TWO
VOLUME 15, PAGES 204–206
P.R.H.C.T.

H.C. CARTER
(17.185 ACRES)
VOLUME 3030, PAGE 609
O.P.R.H.C.T.

FRIENDS OF THE POUNDHOUSE FOUNDATION
(1.978 ACRES)
VOLUME 1714, PAGE 295
O.P.R.H.C.T.

SAWTOOTH MOUNTAIN WAY (50' R.O.W.)

MOUNT LOCKE ROAD (50' R.O.W.)

DOME PEAK TERRACE (50' R.O.W.)

McKITTRICK RIDGE STREET (50' R.O.W.)

DELAWARE MOUNTAINS TERRACE (50' R.O.W.)

GLASS MOUNTAINS WAY (50' R.O.W.)

BEACH MOUNTAIN ROAD

MATCH LINE PAGE 3

MATCH LINE PAGE 4

DETENTION/WATER QUALITY

50' WQBZ

30' LANDSCAPE BUFFER EASEMENT

20' WATERLINE EASEMENT

TEMPORARY 20' WASTEWATER LINE EASEMENT DOC. NO. 20[illegible]

GRAPHIC SCALE: 1" = 80'

KEY MAP

LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
	DRAINAGE EASEMENT LINE
○	1/2" IRON ROD WITH "DOUCET" CAP SET
●	1/2" IRON ROD WITH "DOUCET" CAP FOUND (UNLESS NOTED)
◎	1/2-INCH IRON PIPE FOUND (UNLESS NOTED)
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
D.E.	DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
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
P.P.D.	PUBLIC PARK DISTRICT
P.O.S.	PRIVATE OPEN SPACE

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

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Date: 12/11/2019
Scale: 1"=80'
Drawn by: JWF
Reviewer: GC
Project: 1691-002

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FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
	DRAINAGE EASEMENT LINE
○	1/2" IRON ROD WITH "DOUCET" CAP SET
●	1/2" IRON ROD WITH "DOUCET" CAP FOUND (UNLESS NOTED)
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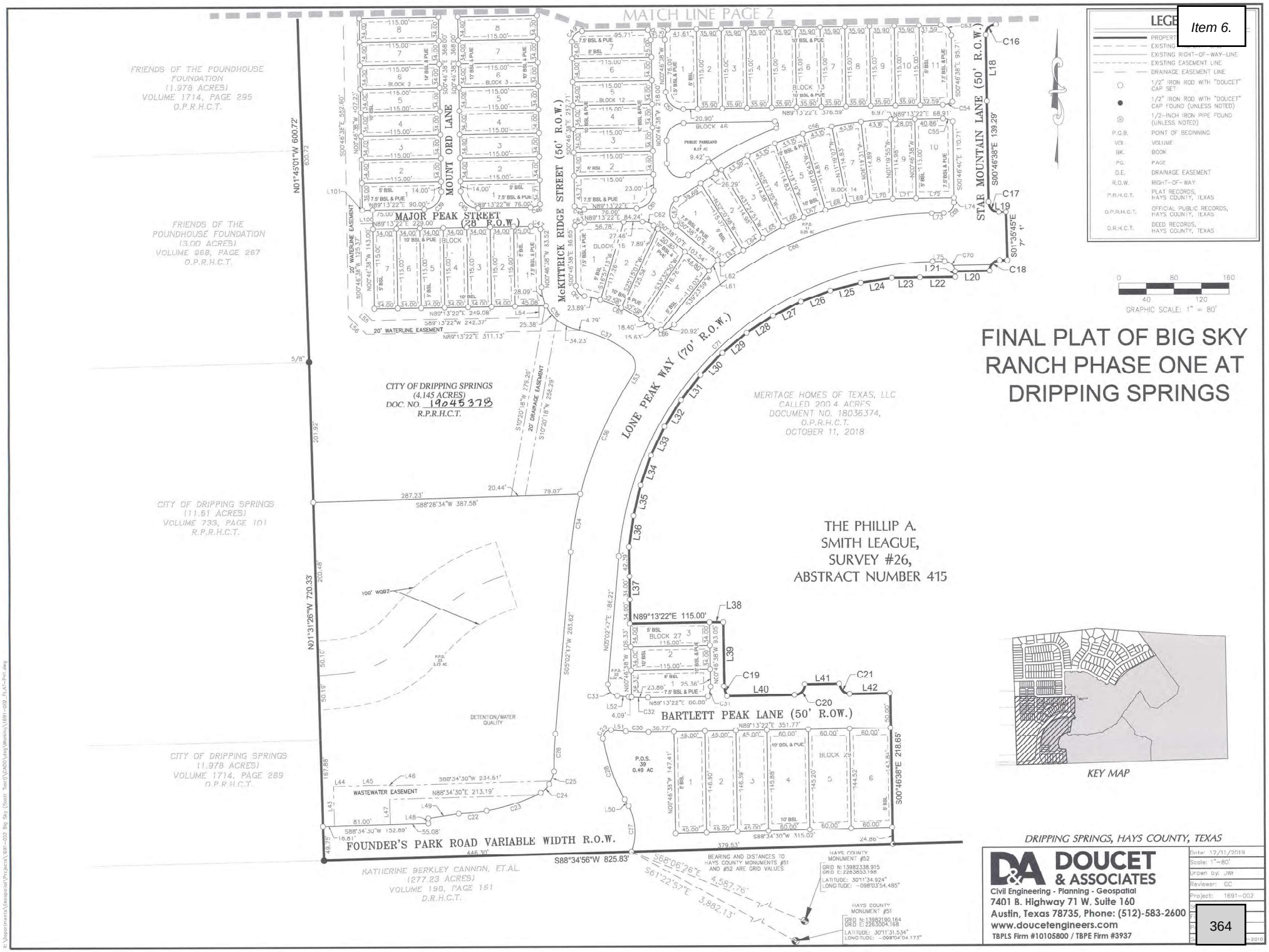

LEGEND

	PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
	DRAINAGE EASEMENT LINE
○	1/2" IRON ROD WITH "DOUCET" CAP SET
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D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS

0 40 80 120 160

GRAPHIC SCALE: 1" = 80'

FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

KEY MAP

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

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FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

Curve Table					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C1	461.33'	787.53'	33.56°	S47°09'13"W	454.76'
C2	37.26'	28.24'	75.61°	S81°49'44"W	34.61'
C3	14.86'	25.00'	34.06°	S47°22'26"W	14.64'
C4	14.86'	25.00'	34.06°	N13°19'05"E	14.64'
C5	23.56'	15.00'	90.00°	S75°20'45"W	21.21'
C6	23.56'	15.00'	90.00°	N14°39'15"W	21.21'
C7	135.21'	325.00'	23.84°	N71°34'20"W	134.24'
C8	25.47'	15.00'	97.29°	S47°51'58"W	22.52'
C9	23.56'	15.00'	90.00°	N45°46'38"W	21.21'
C10	14.86'	25.00'	34.06°	S16°15'02"W	14.64'
C11	14.86'	25.00'	34.06°	N17°48'19"W	14.64'
C12	23.56'	15.00'	90.00°	S44°13'22"W	21.21'
C13	14.86'	25.00'	34.06°	S73°44'58"E	14.64'
C14	14.86'	25.00'	34.06°	S72°11'41"W	14.64'
C15	23.56'	15.00'	90.00°	S45°46'38"E	21.21'
C16	23.56'	15.00'	90.00°	S44°13'22"W	21.21'
C17	23.58'	14.95'	90.40°	S45°46'38"E	21.21'
C18	23.34'	15.00'	89.14°	S43°47'29"W	21.05'
C19	14.86'	25.00'	34.06°	S17°48'19"E	14.64'
C20	23.56'	15.00'	90.00°	N44°13'22"E	21.21'
C21	23.56'	15.00'	90.00°	S45°46'38"E	21.21'
C22	40.65'	282.81'	8.24°	N84°36'21"E	40.61'
C23	83.01'	284.36'	16.73°	N72°07'29"E	82.72'
C24	18.21'	25.96'	40.19°	S43°40'00"W	17.84'
C25	19.95'	73.64'	15.52°	S20°49'13"W	19.89'
C26	54.37'	535.00'	5.82°	N02°08'07"E	54.34'
C27	67.96'	79.84'	48.77°	N03°28'59"W	65.93'
C28	93.78'	262.13'	20.50°	N19°10'52"W	93.28'
C29	19.20'	10.89'	101.04°	N41°30'12"E	16.80'
C30	33.03'	325.00'	5.82°	S87°51'56"E	33.02'
C31	14.86'	25.00'	34.06°	N16°15'02"E	14.64'
C32	27.95'	275.00'	5.82°	N87°51'56"W	27.94'
C33	23.56'	15.00'	90.00°	N39°57'13"W	21.21'
C34	85.04'	534.65'	9.11°	N09°35'36"E	84.95'
C36	185.18'	585.26'	18.13°	N24°04'50"E	184.40'
C37	81.88'	175.00'	26.81°	S65°55'13"E	81.14'
C38	87.70'	63.97'	78.54°	S40°04'20"E	80.99'
C39	39.27'	25.00'	90.00°	N44°13'22"E	35.36'
C40	39.27'	25.00'	90.00°	N45°46'38"W	35.36'
C41	23.56'	15.00'	90.00°	N45°46'38"W	21.21'
C42	14.86'	25.00'	34.06°	N72°11'41"E	14.64'
C43	14.86'	25.00'	34.06°	N73°44'58"W	14.64'
C44	39.27'	25.00'	90.00°	S44°13'22"W	35.36'

Curve Table					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C45	39.27'	25.00'	90.00°	S45°46'38"E	35.36'
C46	14.86'	25.00'	34.06°	N72°11'41"E	14.64'
C47	14.86'	25.00'	34.06°	N73°44'58"W	14.64'
C48	14.86'	25.00'	34.06°	S73°44'58"E	14.64'
C49	23.56'	15.00'	90.00°	S44°13'22"W	21.21'
C50	14.86'	25.00'	34.06°	N17°48'19"W	14.64'
C51	14.86'	25.00'	34.06°	S16°15'02"W	14.64'
C52	39.27'	25.00'	90.00°	S45°46'38"E	35.36'
C53	23.56'	15.00'	90.00°	N45°46'38"W	21.21'
C54	14.86'	25.00'	34.06°	N72°11'41"E	14.64'
C55	14.86'	25.00'	34.06°	S73°44'58"E	14.64'
C56	275.52'	500.00'	31.57°	N73°26'12"E	272.05'
C61	39.27'	25.00'	90.00°	N44°13'22"E	35.36'
C62	17.51'	25.00'	40.14°	N70°42'24"W	17.16'
C63	14.86'	25.00'	34.06°	S72°11'41"W	14.64'
C64	20.51'	15.00'	78.35°	S39°57'13"E	18.95'
C65	107.46'	225.00'	27.36°	S65°26'53"E	106.44'
C66	36.54'	25.00'	83.75°	N86°21'27"E	33.38'
C67	47.25'	25.00'	108.29°	S03°30'26"W	40.52'
C68	417.77'	535.00'	44.74°	N66°51'07"E	407.24'
C69	23.56'	15.00'	90.00°	N44°13'22"E	21.21'
C70	23.24'	15.22'	87.52°	S46°14'25"E	21.05'
C71	663.16'	465.00'	84.16°	N47°08'04"E	623.35'
C72	23.56'	15.00'	90.00°	N45°46'38"W	21.21'
C73	14.86'	25.00'	34.06°	N72°11'41"E	14.64'
C74	14.86'	25.00'	34.06°	N73°44'58"W	14.64'
C75	23.56'	15.00'	90.00°	S44°13'22"W	21.21'
C76	14.86'	25.00'	34.06°	N17°48'19"W	14.64'
C77	14.86'	25.00'	34.06°	N16°15'02"E	14.64'
C78	23.56'	15.00'	90.00°	S45°46'38"E	21.21'
C79	23.56'	15.00'	90.00°	S44°13'22"W	21.21'
C80	14.86'	25.00'	34.06°	N17°48'19"W	14.64'
C81	14.86'	25.00'	34.06°	S16°15'02"W	14.64'
C82	39.27'	25.00'	90.00°	S45°46'38"E	35.36'
C83	39.27'	25.00'	90.00°	S44°13'22"W	35.36'
C84	23.56'	15.00'	90.00°	N44°13'22"E	21.21'
C85	21.03'	25.00'	48.19°	N24°52'20"W	20.41'
C86	157.90'	50.00'	180.94°	N41°30'09"E	100.00'
C87	21.01'	25.32'	47.54°	N72°07'22"W	20.41'
C88	23.58'	15.00'	90.07°	S38°44'52"W	21.23'
C89	23.54'	15.00'	89.93°	N51°15'08"W	21.20'
C90	322.01'	205.00'	90.00°	S51°13'03"E	289.91'
C91	69.35'	1,025.00'	3.88°	S04°16'45"E	69.34'

Curve Table					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C92	23.15'	15.00'	88.44°	N46°33'33"W	20.92'
C93	22.39'	14.02'	91.50°	N45°43'49"E	20.08'
C94	133.89'	205.00'	37.42°	N17°57'09"E	131.52'
C95	64.64'	155.00'	23.90°	N24°42'54"E	64.18'
C96	23.55'	25.00'	53.97°	N14°13'00"W	22.69'
C97	301.53'	60.00'	287.94°	S77°13'58"E	70.59'
C98	23.55'	25.00'	53.97°	S39°45'05"W	22.69'
C99	39.88'	205.00'	11.15°	S18°20'27"W	39.82'
C100	20.82'	15.00'	79.52°	S15°50'52"E	19.19'
C101	58.50'	155.00'	21.62°	S66°25'17"E	58.15'
C102	23.56'	15.00'	90.00°	N57°46'02"E	21.21'
C103	49.18'	205.00'	13.74°	N19°38'22"E	49.06'
C104	21.03'	25.00'	48.19°	N02°24'59"E	20.41'
C105	150.65'	50.00'	172.64°	N64°38'22"E	99.79'
C106	21.03'	25.00'	48.19°	S53°08'16"E	20.41'
C107	282.92'	325.00'	49.88°	S52°17'39"E	274.07'
C108	23.56'	15.00'	90.00°	S72°21'20"E	21.21'
C109	34.83'	25.00'	79.84°	N22°43'35"E	32.08'
C110	272.10'	60.00'	259.84°	S67°16'25"E	92.04'
C111	267.76'	475.00'	32.30°	S46°29'43"W	264.23'
C112	23.56'	15.00'	90.00°	N14°39'15"W	21.21'
C113	21.99'	14.00'	90.00°	N75°20'45"E	19.80'
C114	165.83'	375.00'	25.34°	S72°19'21"E	164.48'
C115	22.05'	15.00'	84.21°	S42°53'03"E	20.12'
C116	101.29'	155.00'	37.44°	S17°56'34"W	99.49'
C117	22.97'	15.00'	87.73°	S80°31'35"W	20.79'
C118	77.36'	205.00'	21.62°	N66°25'17"W	76.91'
C119	138.79'	225.00'	35.34°	N59°33'41"W	136.60'
C120	22.45'	14.99'	85.85°	N00°59'09"E	20.41'
C121	123.84'	525.00'	13.52°	N37°06'14"E	123.56'
C122	22.45'	15.00'	85.75°	N84°45'58"W	20.41'
C123	132.54'	275.00'	27.61°	S55°41'50"E	131.26'
C124	21.54'	15.00'	82.27°	S28°22'06"E	19.74'
C125	37.18'	155.00'	13.74°	S19°38'22"W	37.09'
C126	33.27'	25.00'	76.26°	S64°38'22"W	30.87'
C127	239.39'	275.00'	49.88°	N52°17'39"W	231.91'
C128	23.56'	15.00'	90.00°	N17°38'40"E	21.21'
C129	94.26'	525.00'	10.29°	S57°30'04"W	94.13'
C130	23.56'	15.00'	90.00°	N45°46'38"W	21.21'
C131	23.56'	15.00'	90.00°	N44°13'22"E	21.21'
C132	73.59'	775.00'	5.44°	N86°30'09"E	73.56'
C133	23.56'	15.00'	90.00°	S51°13'03"E	21.21'
C134	92.58'	975.00'	5.44°	S03°29'51"E	92.54'

Curve Table					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C135	23.56'	15.00'	90.00°	S44°13'22"W	21.21'
C136	23.56'	15.00'	90.00°	N45°46'38"W	21.21'
C137	36.90'	25.00'	84.56°	N41°30'09"E	33.64'
C138	243.47'	155.00'	90.00°	S51°13'03"E	219.20'
C139	23.56'	15.00'	90.00°	S38°46'57"W	21.21'
C140	68.84'	725.00'	5.44°	N86°30'09"E	68.81'

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FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

Parcel Line Table		
Line	Length	Direction
L1	89.03'	N59°39'15"W
L2	50.51'	S38°28'34"W
L3	19.14'	N59°39'15"W
L4	20.00'	N59°39'15"W
L5	95.71'	N59°39'15"W
L6	50.00'	N59°39'15"W
L7	155.92'	N59°39'15"W
L8	11.06'	N84°53'31"W
L9	28.10'	N85°56'23"W
L10	11.05'	S84°01'42"W
L11	95.71'	S89°13'22"W
L12	20.00'	S89°13'22"W
L13	95.71'	S89°13'22"W
L14	20.00'	S00°46'38"E
L15	95.71'	S00°46'38"E
L16	100.00'	N89°13'22"E
L17	50.00'	S00°46'38"E
L18	95.71'	S00°46'38"E
L19	10.01'	N89°13'22"E
L20	50.00'	S89°13'22"W
L21	8.01'	S00°46'38"E
L22	31.20'	S89°29'02"W
L23	40.89'	S89°13'22"W
L24	45.57'	S01°14'09"W
L25	45.52'	S76°03'26"W
L26	45.52'	S60°46'12"W
L27	45.52'	S63°28'58"W
L28	45.52'	S57°11'44"W
L29	45.52'	S50°54'31"W
L30	45.52'	S44°37'17"W
L31	45.52'	S38°20'03"W
L32	45.52'	S32°02'49"W
L33	45.52'	S25°45'35"W
L34	45.52'	S19°28'21"W
L35	45.52'	S13°11'07"W
L36	45.61'	S08°31'51"W
L37	110.39'	S00°46'38"E
L38	20.00'	S89°44'34"E
L39	93.00'	S00°46'38"E
L40	97.98'	N89°13'22"E
L41	50.00'	N89°13'22"E
L42	58.33'	N89°13'22"E
L43	57.00'	S01°25'30"E
L44	19.67'	S88°34'30"W
L45	61.33'	S88°34'30"W
L46	1.04'	N01°25'30"W
L47	35.96'	N01°25'30"W
L48	7.00'	S00°05'49"E
L49	44.67'	S81°29'06"W
L50	11.43'	N29°25'50"W

Parcel Line Table		
Line	Length	Direction
L51	21.59'	S84°57'13"E
L52	16.60'	N84°57'13"W
L53	2.27'	S34°07'02"W
L54	16.50'	N00°46'38"W
L55	19.98'	S45°46'38"E
L56	36.55'	S45°46'38"E
L57	6.00'	S89°13'22"W
L61	20.00'	S39°21'50"W
L62	8.55'	N50°38'10"W
L63	36.22'	S57°29'43"W
L64	33.84'	N57°36'43"E
L65	33.11'	S61°04'52"W
L66	33.13'	S66°04'22"W
L67	33.13'	S71°03'58"W
L68	33.13'	N76°03'34"E
L69	33.13'	S81°03'10"W
L70	33.13'	S86°02'46"W
L71	33.90'	S89°10'39"W
L72	54.86'	S89°13'21"W
L73	17.49'	N89°13'22"E
L74	6.51'	S00°46'13"E
L75	17.49'	N90°00'00"E
L76	4.47'	S84°06'32"W
L77	12.25'	S00°03'01"E
L78	91.13'	S04°49'01"W
L79	27.15'	S55°36'36"E
L80	10.00'	N12°46'02"E
L81	20.87'	S77°13'58"E
L82	21.17'	N71°58'55"W
L83	57.72'	S58°34'19"W
L84	57.57'	S49°16'42"W
L85	57.57'	S39°58'37"W
L86	58.70'	S31°39'15"W
L87	12.98'	S00°46'38"E
L88	24.90'	N55°36'36"W
L89	12.64'	S12°46'02"W
L90	37.52'	N77°13'58"W
L91	81.75'	N73°56'49"W
L92	17.43'	N73°56'49"W
L93	52.09'	S54°13'59"E
L94	17.07'	N39°49'11"W
L95	32.91'	S39°49'11"E
L96	39.75'	N34°52'46"W
L97	18.48'	S34°52'46"E
L98	65.56'	S34°52'46"E
L99	18.95'	S06°13'03"E
L100	18.00'	N89°13'22"E
L101	3.00'	N89°13'22"E
L102	15.23'	S45°46'38"E
L103	13.77'	S89°13'22"W

Parcel Line Table		
Line	Length	Direction
L104	31.56'	N89°13'22"E
L105	7.22'	N44°13'22"E
L106	9.07'	S45°46'38"E

BLOCK 1	
PARCEL	ACREAGE
1	0.104
2	0.090
3	0.090
4	0.090
5	0.090
6	0.090
7	0.090
BLOCK 2	
PARCEL	ACREAGE
1	0.100
2	0.090
3	0.090
4	0.090
5	0.090
6	0.090
7	0.090
8	0.090
9	0.090
10	0.090
11	0.090
12	0.100
BLOCK 3	
PARCEL	ACREAGE
1	0.099
2	0.090
3	0.090
4	0.090
5	0.090
6	0.090
7	0.090
8	0.090
9	0.090
10	0.090
11	0.090
12	0.099
BLOCK 4	
PARCEL	ACREAGE
1	0.107
2	0.090
3	0.090
4	0.090
5	0.090
6	0.090
7	0.103
BLOCK 5	
PARCEL	ACREAGE
1	0.150
2	0.124
3	0.124
4	0.124
5	0.124
6	0.132
7	0.132
8	0.132
9	0.133
10	0.133
11	0.133
12	0.173
13	0.161
14	0.151
15	0.147
16	0.176
17	0.171
18	0.131
19	0.126
20	0.124
21	0.124
22	0.124
23	0.124
24	0.124
25	0.124
26	0.124
27	0.150

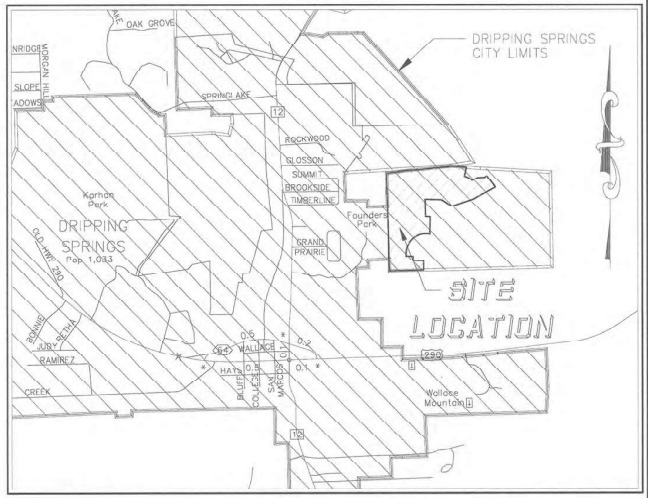
BLOCK 6	
PARCEL	ACREAGE
1	0.201
2	0.166
3	0.167
4	0.168
5	0.169
6	0.170
7	0.171
8	0.172
9	0.173
10	0.174
11	0.176
12	0.172
13	0.153
14	0.425
15	0.336
16	0.206
17	0.251
BLOCK 7	
PARCEL	ACREAGE
1	0.167
2	0.135
3	0.138
4	0.139
5	0.139
6	0.140
7	0.140
8	0.140
9	0.141
10	0.152
11	0.252
12	0.197
13	0.163
14	0.161
15	0.193
16	0.156
17	0.156
18	0.156
19	0.165
20	0.163
21	0.154
22	0.150
23	0.142
24	0.129
25	0.129
BLOCK 8	
PARCEL	ACREAGE
1	0.266
2	0.216
3	0.380
4	0.202
5	0.239
6	0.167
7	0.155
8	0.152
9	0.152
10	0.135
11	0.124
12	0.124
13	0.124
14	0.124
15	0.128
16	0.147
BLOCK 9	
PARCEL	ACREAGE
1	0.101
2	0.090
3	0.090
4	0.090
5	0.090
6	0.090
7	0.090
8	0.090
9	0.090

BLOCK 10	
PARCEL	ACREAGE
1	0.101
2	0.090
3	0.090
4	0.090
5	0.090
6	0.090
7	0.090
8	0.090
9	0.086
BLOCK 11	
PARCEL	ACREAGE
1	0.111
2	0.093
3	0.093
4	0.093
5	0.093
6	0.093
7	0.106
BLOCK 12	
PARCEL	ACREAGE
1	0.123
2	0.090
3	0.090
4	0.090
5	0.090
6	0.090
7	0.101
BLOCK 13	
PARCEL	ACREAGE
1	0.118
2	0.095
3	0.095
4	0.095
5	0.095
6	0.095
7	0.095
8	0.095
9	0.095
10	0.095
11	0.121
BLOCK 14	
PARCEL	ACREAGE
1	0.140
2	0.092
3	0.101
4	0.101
5	0.101
6	0.101
7	0.101
8	0.101
9	0.091
10	0.144
BLOCK 15	
PARCEL	ACREAGE
1	0.131
2	0.119
3	0.114
4	0.102
BLOCK 27	
PARCEL	ACREAGE
1	0.103
2	0.090
3	0.090
BLOCK 29	
PARCEL	ACREAGE
1	0.152
2	0.151
3	0.151
4	0.200
5	0.200
6	0.199

BLOCK 49	
PARCEL	ACREAGE
1	0.177
2	0.165
3	0.177
4	0.187
5	0.187
6	0.185
7	0.165
8	0.165
9	0.165
10	0.172
11	0.165
12	0.165
13	0.165
14	0.165
15	0.180
BLOCK 50	
PARCEL	ACREAGE
1	0.176
3	0.171
4	0.165
5	0.161
BLOCK 51	
PARCEL	ACREAGE
1	0.204
2	0.200
3	0.227
4	0.214
5	0.252
6	0.223
7	0.228
8	0.190
9	0.182
BLOCK 52	
PARCEL	ACREAGE
1	0.244
2	0.200
3	0.217
4	0.258
5	0.260
6	0.216
7	0.204
8	0.193
9	0.220
10	0.258
11	0.228
12	0.204
13	0.206
14	0.196
15	0.210
16	0.262
BLOCK 53	
PARCEL	ACREAGE
1	0.207
2	0.208
3	0.165
4	0.165
5	0.165
6	0.233
7	0.196
8	0.180
9	0.382
10	0.349
11	0.638
12	0.315
13	0.191
14	0.194
15	0.238
16	0.232
17	0.182
18	0.185
19	0.190
20	0.251
21	0.608
22	0.275

VICINITY MAP

N.T.S.



THE PHILLIP A. SMITH LEAGUE, SURVEY #26, ABSTRACT NUMBER 415

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.

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "DOUCET CONTROL" CAP SET. GRID COORDINATES SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON JANUARY 18, 2007. STATIC DATA PROCESSED BY O.P.U.S AND TIED TO HAYS COUNTY MONUMENT #202.

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

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

D&A DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBPLS Firm #10105800 / TBPE Firm #3937

Date:	12/11/2019
Scale:	
Drawn by:	JWF
Reviewer:	GC
Project:	1691-002

X:\Departments\Operation\Projects\1691-002 Big Sky (Scott Tract)\2420\Engineering\Plat\1691-002_PLAT-PH1.dwg

McKittrick Ridge

McKittrick Ridge St

McKittrick Ridge

Tyvek
STOP

Planning and Zoning Commission
Planning Department Staff Report

Planning & Zoning Commission Meeting:	September 22, 2020
Project Planner:	Amanda Padilla, Senior Planner

Item Details

Project:	Amendment to the Dripping Springs City-Wide Trails Plan Map
Request:	Staff is requesting to update the City-Wide Trail Plan to add a trail approved in the Town Increment Reinvestment Zone Project Plan on Old Fitzhugh Road, a trail connection to the Heritage development north on Mercer, and changes to reflect installation of Trails.

Overview

It is customary as a City grows to make needed updates to the Official City-Wide Trails Plan Map. With the submittal of new development applications, the City became aware of the need for Trail Connections along Old Fitzhugh Road and Mercer St. As well as the need to update the map to show City trails that have been constructed within the last couple of years.

City Staff has made the following changes (Individual explanations will be below):

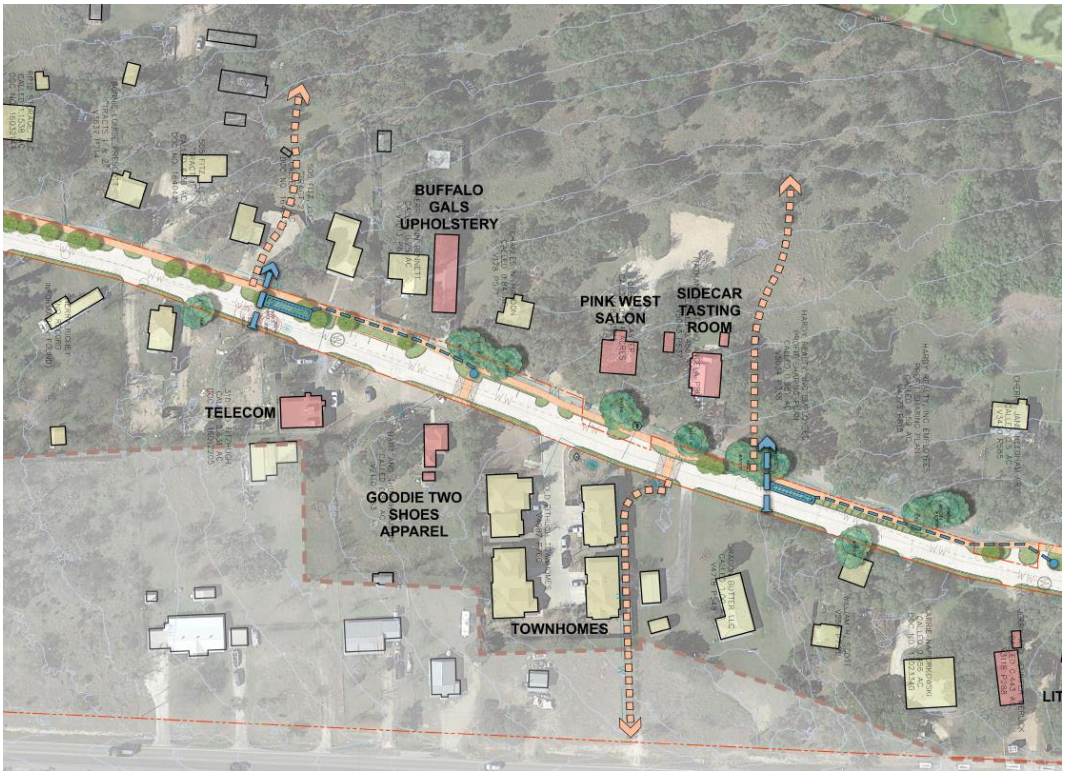
1. Changed the overall layout of the Official City-Wide Trails Plan
2. Added two (2) Old Fitzhugh Road Trail connections
3. Added one (1) trail connection to the Heritage Subdivision on Mercer St near City Hall
4. Updated the trail in Dripping Springs Sports and Recreation Park
5. Changed the symbol for previously proposed trails that have been constructed from “proposed trails” to “existing trails”

Change #1. Changed the overall layout of the Official City-Wide Trails Plan

The Layout for the Plan has been changed slightly to allow for a larger map extent.

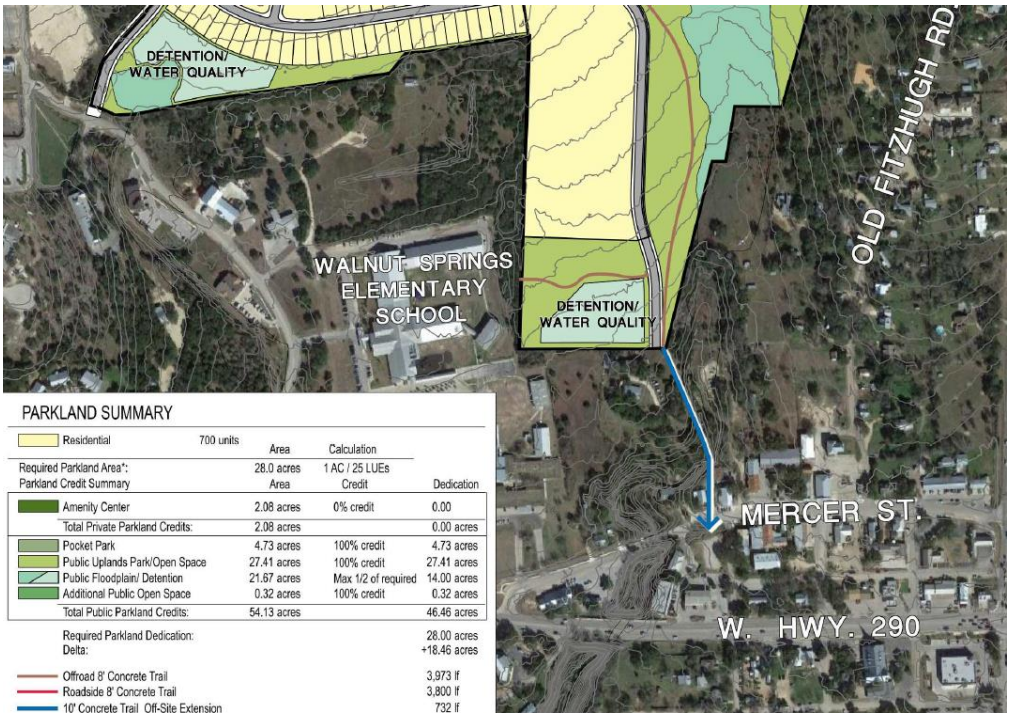
Change #2. Added two (2) Old Fitzhugh Road Trail connections

In April 2017, The TIRZ board approved four priority projects: Old Fitzhugh Road, Town Center, Triangle Development and Downtown Parking. The Dripping Springs City Council approved the Old Fitzhugh Road Concept Plan on August 21, 2018. This plan seeks to preserve the rural character of the current street while improving traffic flow, pedestrian access and safety, and drainage issues. The Old Fitzhugh Road TIRZ Project shows two (2) trail Connections that would lead to the Heritage Subdivision Development, that is intended to have internal sidewalk/trails. As well as a connection from the Old Fitzhugh Historic District to Founders Park Road. Staff wanted to reflect this on the City-Wide Trail Plan.



Change 3. Added one (1) trail connection to the Heritage Subdivision on Mercer St near City Hall

In 2017 the City approved the Planned Development District No 5: Heritage Subdivision. The Subdivision is located North of Mercer Street and West of Old Fitzhugh Road. The Development Proposed 595 Single Family lots. The Planned Development District shows future connections to Mercer Street. City Council recently approved the Heritage Development Parkland dedication based on the Parks and Recreation Commission's recommendation, which showed a future trail connection to Mercer Street. Staff wanted to reflect this on the City-Wide Trail Plan.



Change 4. Updated the trail in Dripping Springs Sports and Recreation Park

Planning Department Staff Report

Staff wanted to reflect on the City-Wide Trail what trails currently existed at Dripping Springs Sports and Recreation Park.

Change 5. Changed the symbol for trails that were marked "proposed trails" to "existing trails"

As the City has been growing the City has been able to gather grants to construct "proposed trails" or encourage developers to construct "proposed trails". Staff wanted to reflect this on the City-Wide Trail to give Citizens and City Council an accurate depiction of the Trail System within the City.

Summary and Staff Recommendation

The above changes were made to accurately depict the City's inventory of trail and future connectivity of trails. The changes also align with the City's Comprehensive Goal of Livability and Quality of Life. **Staff is recommending approval of the Amended City-Wide Trails Pan.**

Parks and Recreation Recommendation

A motion was made by Commissioner Fougerat to recommend approval of an Amendment to the Dripping Springs City-Wide Trails Plan Map. Commissioner Henline seconded the motion which carried unanimously 5 to 0.

Public Notification

Notice for the public hearing was placed in the Dripping Springs Century-News for the Planning and Zoning Commission and City Council Meetings, notice was placed on the City Website.

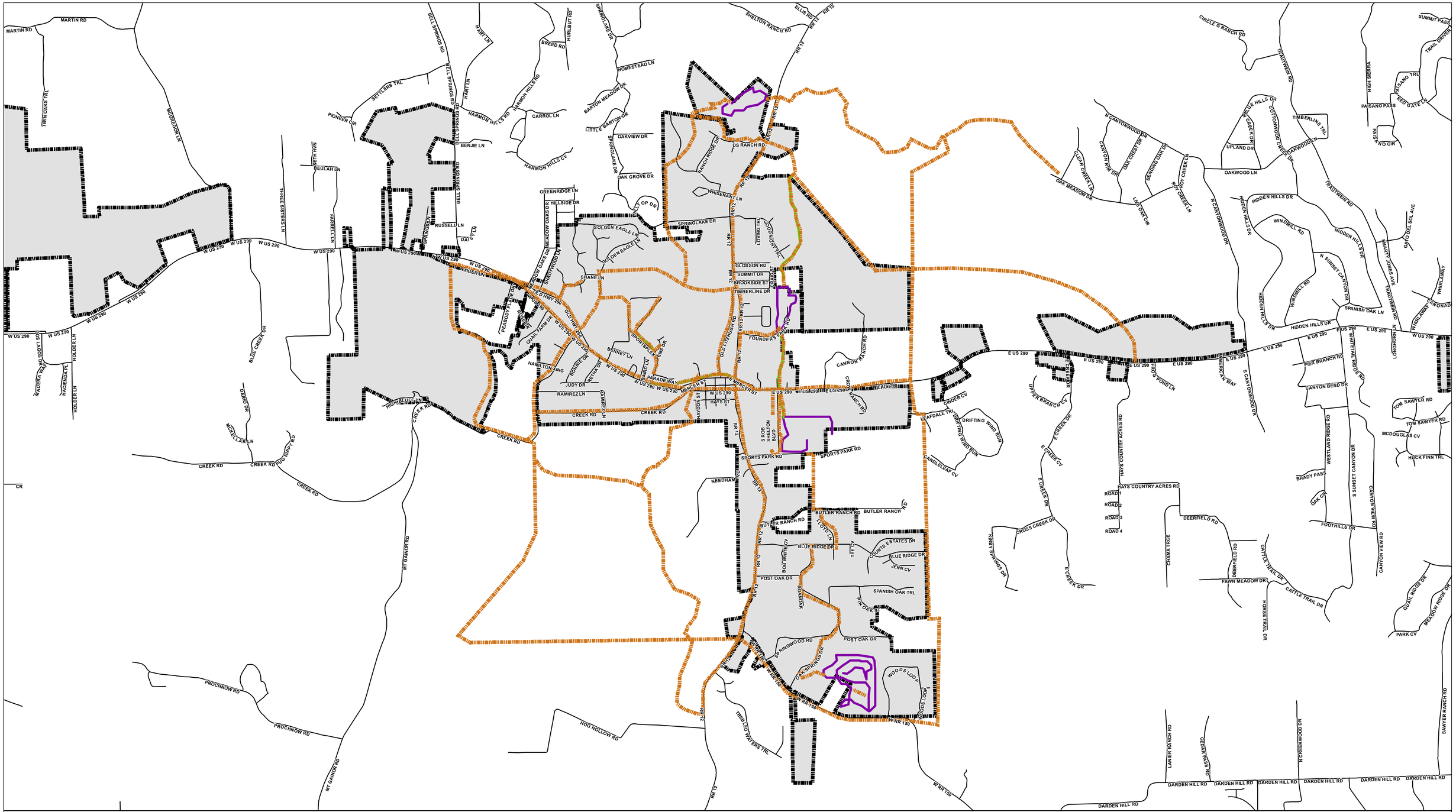
Meetings Schedule

September 1, 2020 – Parks and Recreation Commission - approved
September 22, 2020 – Planning and Zoning Commission
October 13, 2020 - City Council Meeting

Attachments

Exhibit 1 – Amended City Wide Trail Plan – July 9, 2019
Exhibit 2 – Updated City Wide-Trail Plan – August 26, 2020
Exhibit 3 – Old Fitzhugh Road TIRZ project
Exhibit 4 – Heritage Subdivision Parkland Dedication

Recommended Action:	Recommend approval of the City-Wide Trails Plan Map
Alternatives/Options:	Recommend denial of the City-Wide Trails Plan Map
Public Comments:	None received at this time
Comprehensive Plan Element:	Comprehensive Plan Goals: Livability/ Quality of Life (Implement City-Wide Trails) The City should continue its work to expand these facilities as funding is available.



Legend

- Completed Trails
- Proposed Trails
- Park Trails
- City Limits

0 0.375 0.75 1.5 2.25 Miles

1 inch = 1,500 feet

City of Dripping Springs, Texas
Official Cty-Wide Trails Plan Map
July 9, 2019

This is to certify that this is the City-Wide Trails Plan Map of the City of Dripping Springs, Texas, accepted by Resolution No._____ by the City Council of the City of Dripping Springs on July 9, 2018.

Signed:_____

Attest:_____

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-ground survey and represents only the approximate relative location of property boundaries.

City of Dripping Springs, TX
Official City-Wide Trails Plan Map

August 26,2020

Legend

- Existing Trails
- Proposed Trails
- Existing Park Trails
- City Limits

This is to certify that this is the City-Wide Trails Plan Map of the City of Dripping Springs, Texas accepted by Ordinance No._____ by the City Council of the City of Dripping Springs on _____

Signed:_____

Attest:_____

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-ground survey and represents only the approximate relative location of property boundaries.

0 0.5 1 1.5 Miles

TIRZ PRIORITY PROJECTS

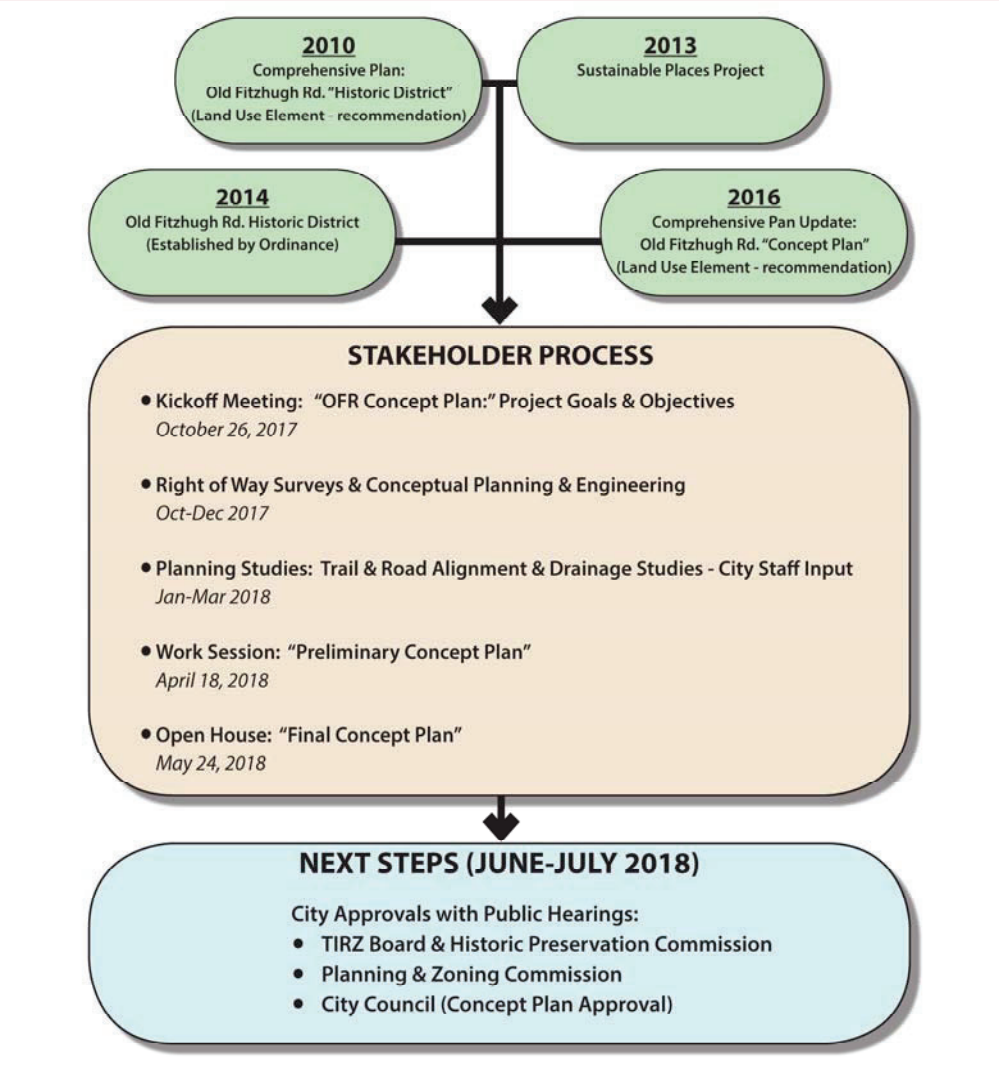
OLD FITZHUGH ROAD

FINAL CONCEPT PLAN

Presentation to
TIRZ Board
DRAFT May 31, 2018

Old Fitzhugh Road

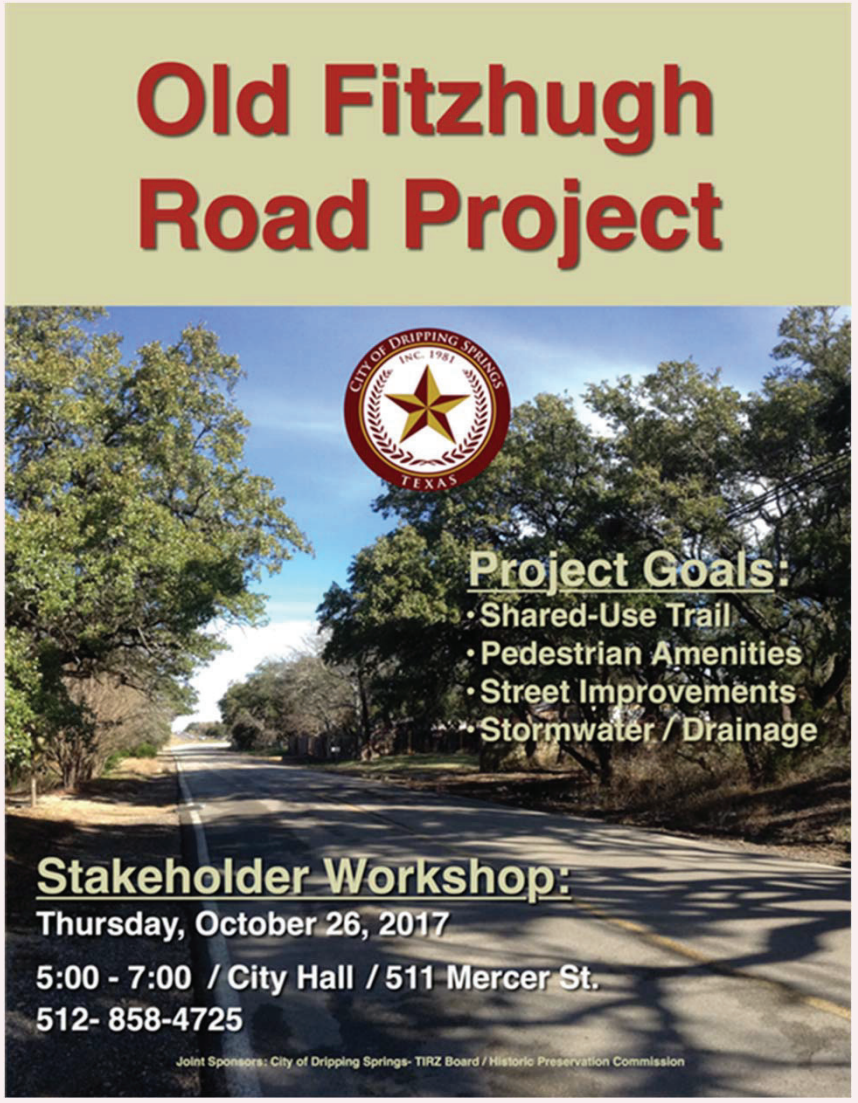
Policy Background & Planning Process



Old Fitzhugh Road

Project Kick-Off Goals

- Shared-Use Trail
- Pedestrian Amenities
- Street Improvements
- Stormwater / Drainage



Old Fitzhugh Road

Stakeholder Input *(October 2017)*

QUALITIES TO PRESERVE

TREES
ECLECTIC LOCAL SHOPS
SMALL TOWN/COUNTRY FEEL
OLD HOMES/HISTORIC BUILDINGS

CHALLENGES

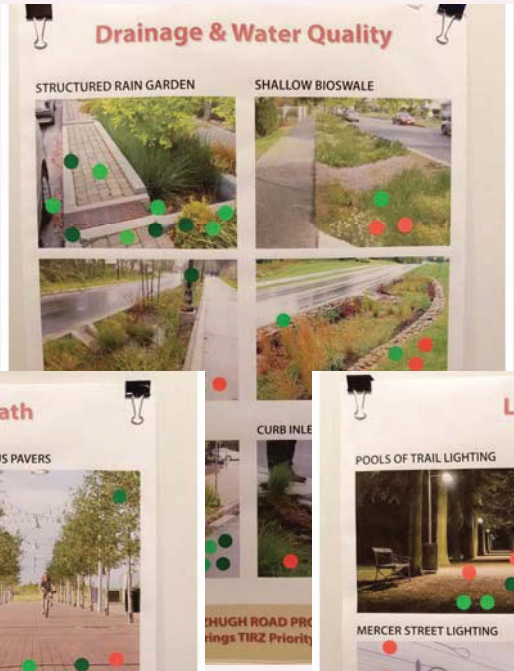
NARROW IRREGULAR ROW
DRAINAGE
UTILITIES
ROUGH ROAD SURFACE
LACK OF COMMERCIAL IDENTITY
SPEEDING TRAFFIC
POOR LIGHTING
ON-STREET PARKING
OVER-COMMERCIALIZATION

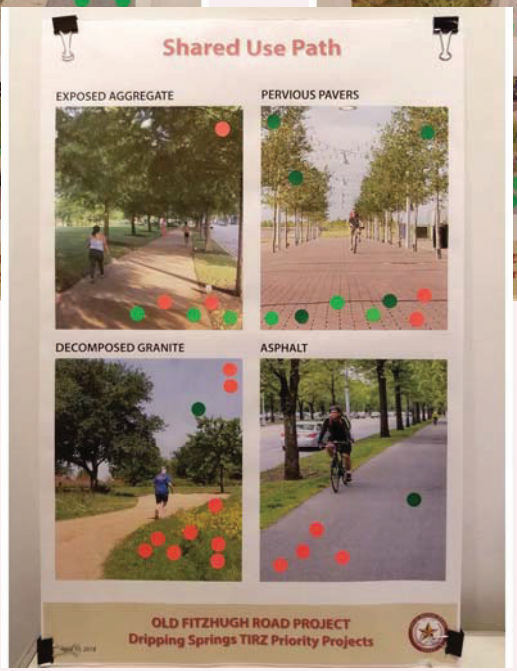
TOP 3 IMPROVEMENTS DESIRED

	Number of Responses			
	1st Choice	2nd Choice	3rd Choice	TOTAL
SIDEWALKS	4	3	2	9
TRAFFIC CALMING	3	1	2	6
CURBSIDE PARKING	2	0	2	4
LIGHTING	0	1	1	2
MIX OF RESIDENTIAL & COMMERCIAL	0	1	1	2
TRAIL	1	0	1	2
TREES	0	1	0	1
RAIN GARDENS	1	0	0	1

Old Fitzhugh Road

Stakeholder Input *(April 2018)*





Old Fitzhugh Road

Constraints

- Right-of-way ranges between 45 and 55 feet in width.
- Some property lines come to the center of the street.
- Existing trees within ROW will limit some options.
- Run-off sheet flows from east to west across roadway and adjacent properties.
- Some overhead electric poles will need to be moved.

Old Fitzhugh Road

Old Fitzhugh Road

Old Fitzhugh Road

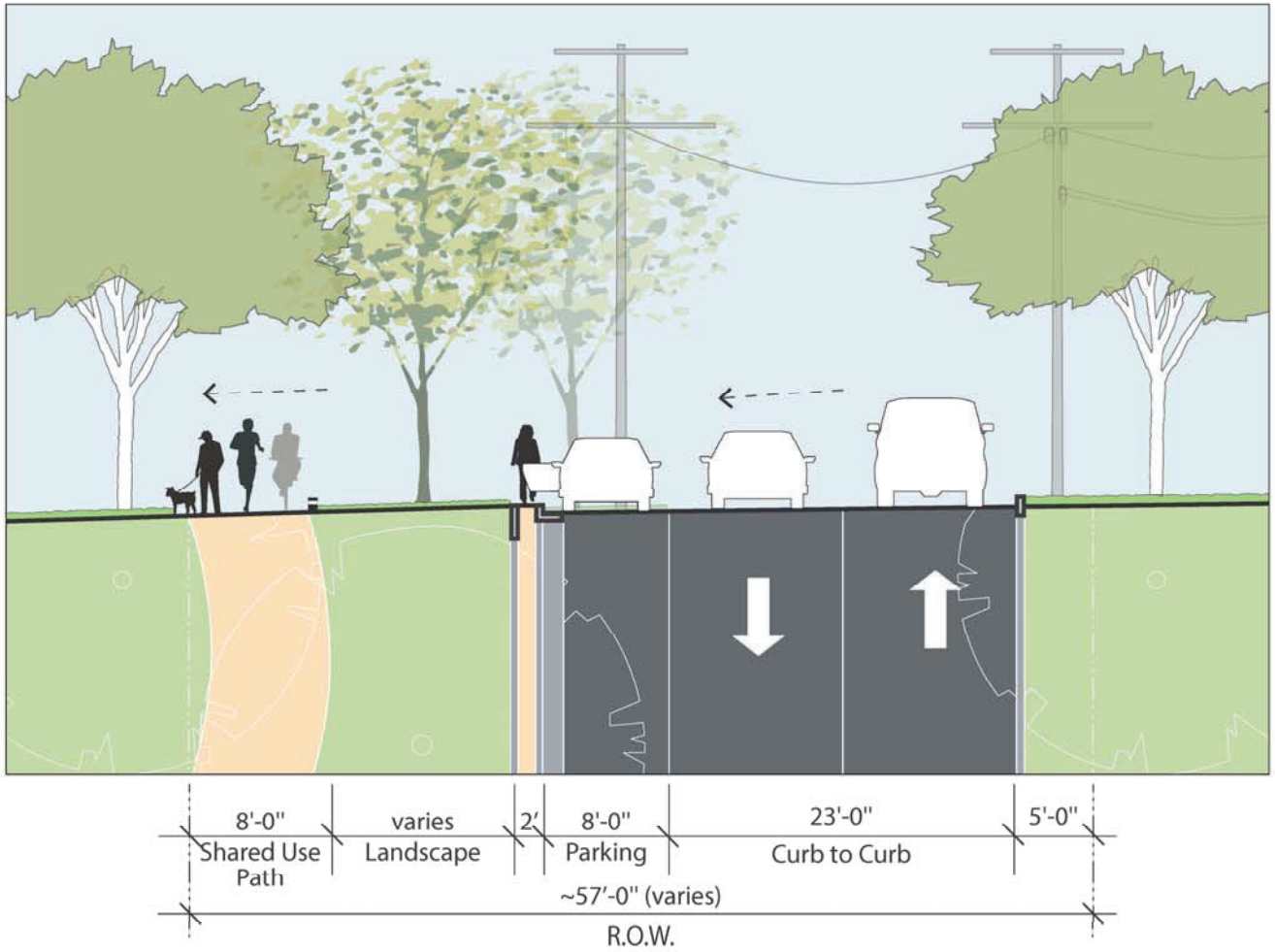
Old Fitzhugh Road

Conceptual Solutions & Strategies

- Enhance rustic 2 lane road with needed improvements.
- Shift Roadway alignment to accommodate Shared Use Path on the West side of the roadway.
- Create community connections along OFR and to the east and west with future trail extensions.
- Improve drainage, water quality, and roadway elements.
- Develop pedestrian, lighting, parking, and landscape solutions.

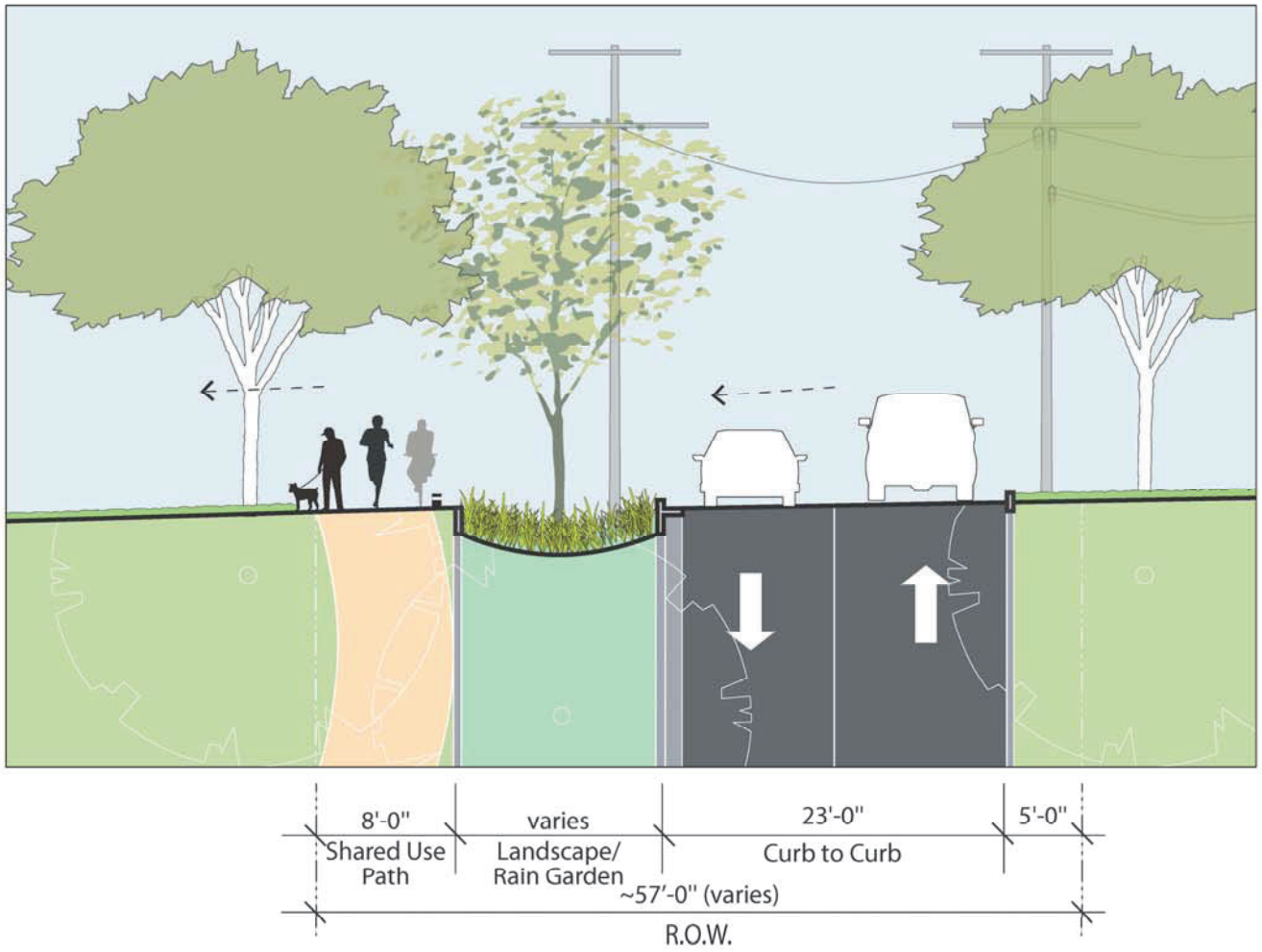
Old Fitzhugh Road

Section A Condition 1: Typical with Parking (Looking North)



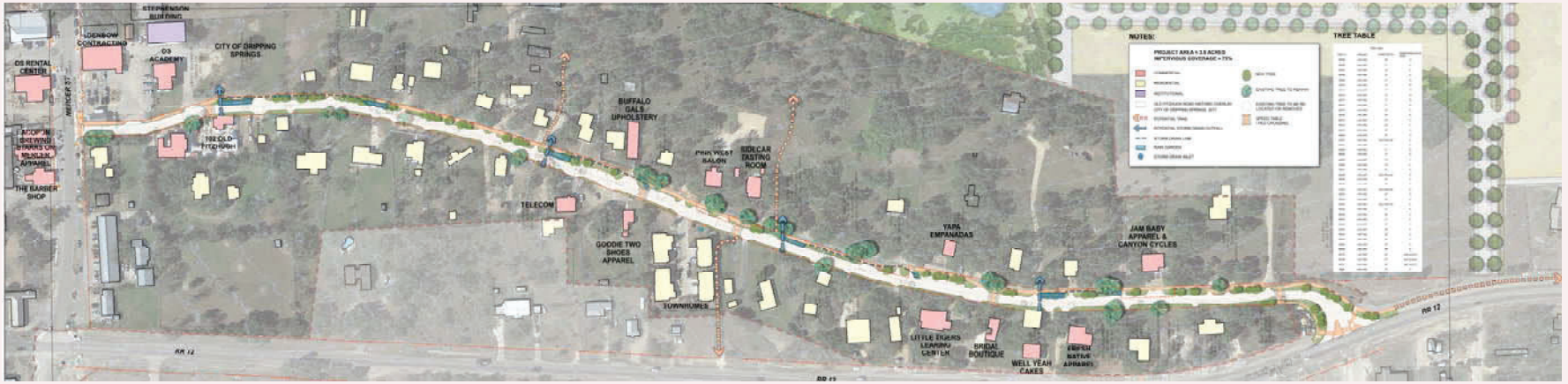
Old Fitzhugh Road

Section A Condition 2: Typical without Parking (Looking North)



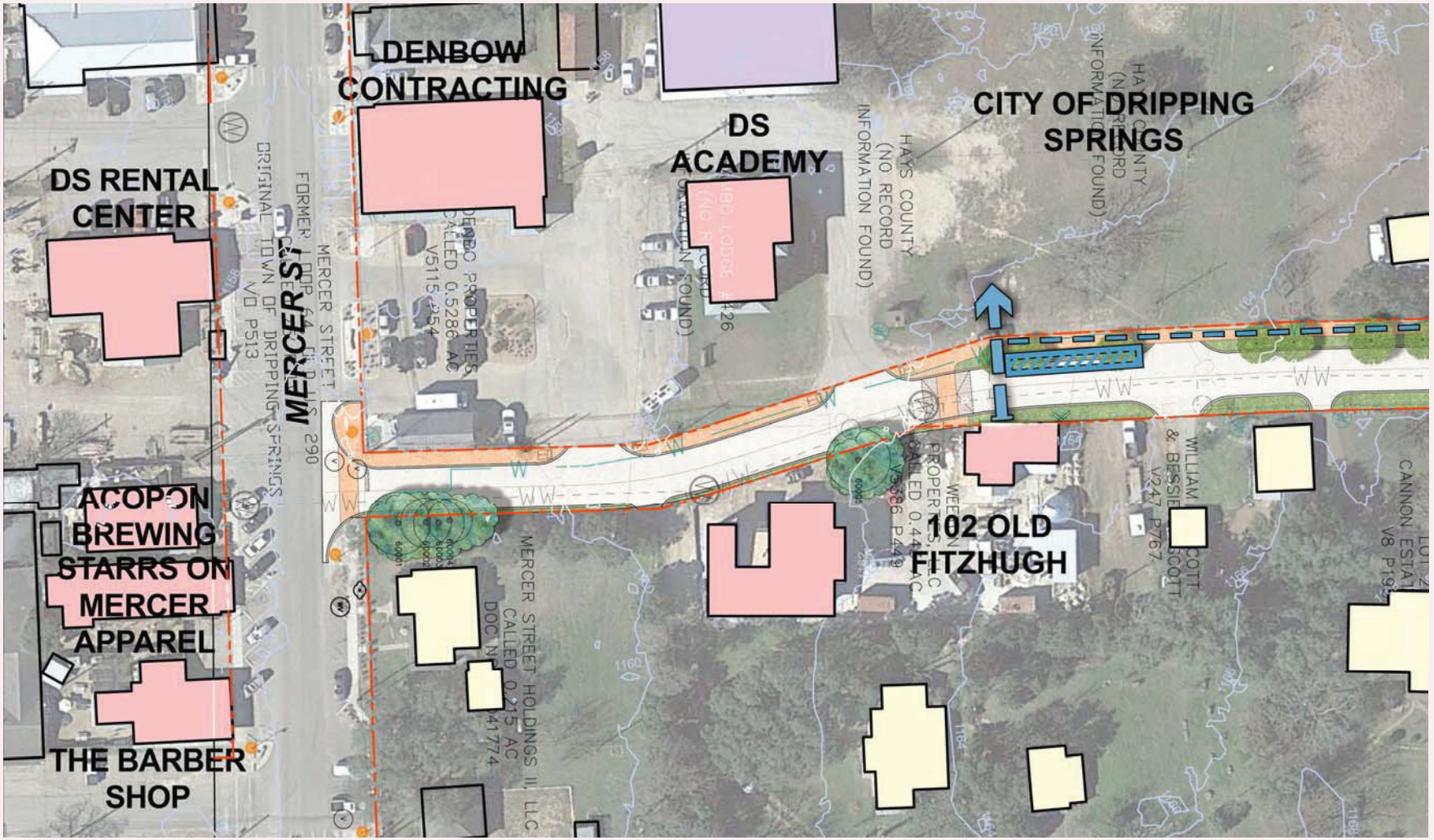
Old Fitzhugh Road

Overall Concept Plan



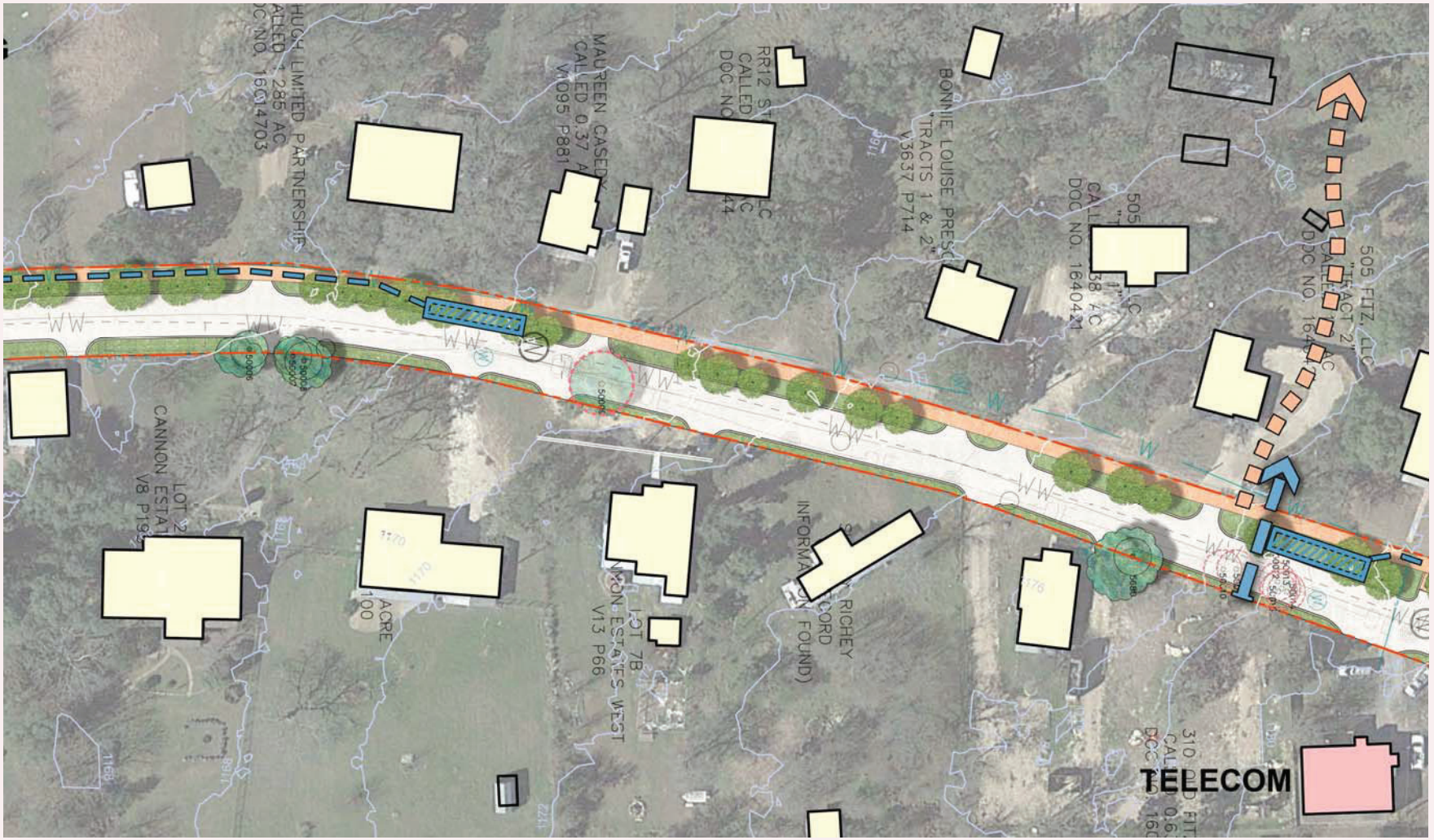
Old Fitzhugh Road

Plan Detail at Mercer Street



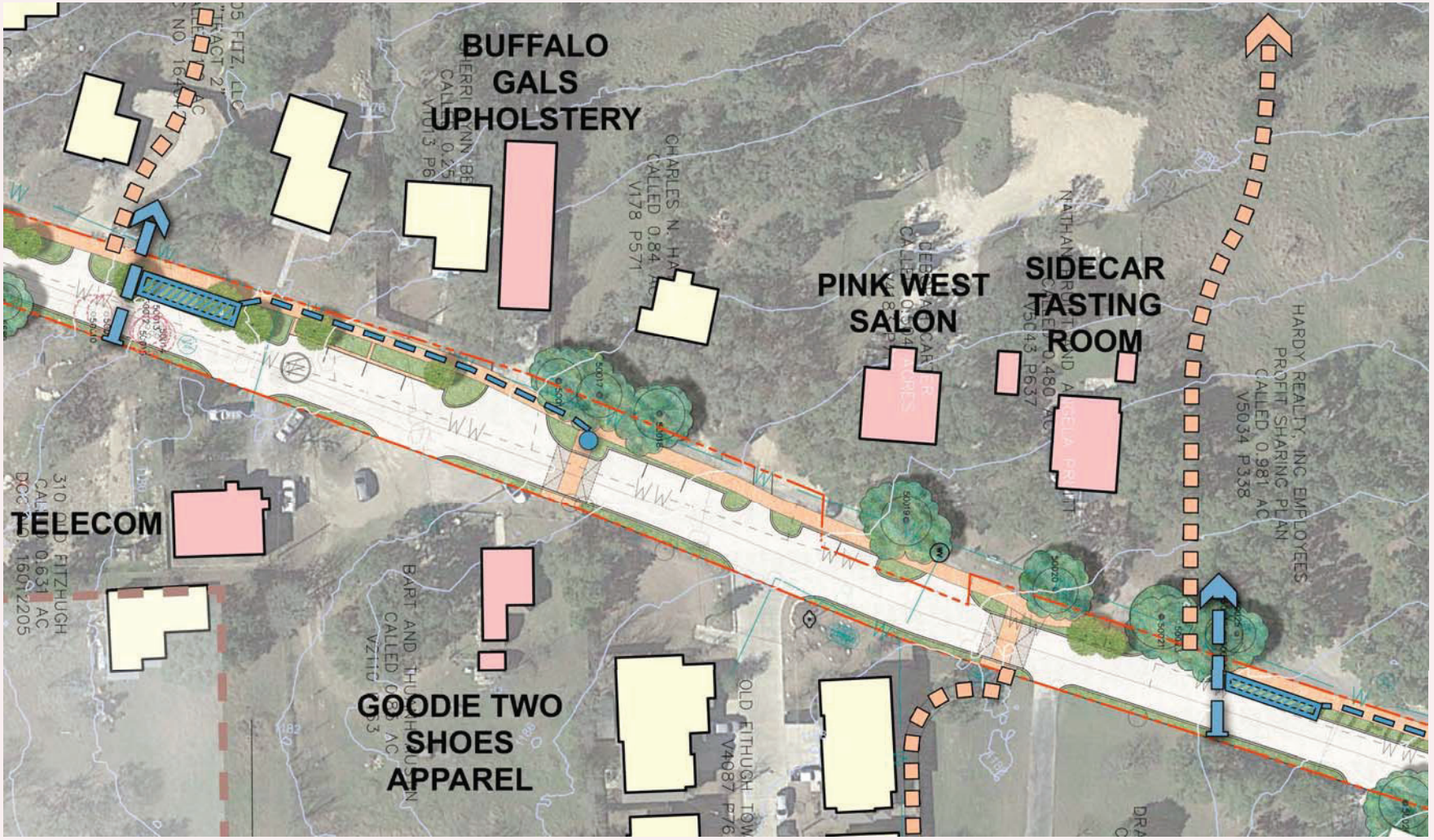
Old Fitzhugh Road

Plan Detail



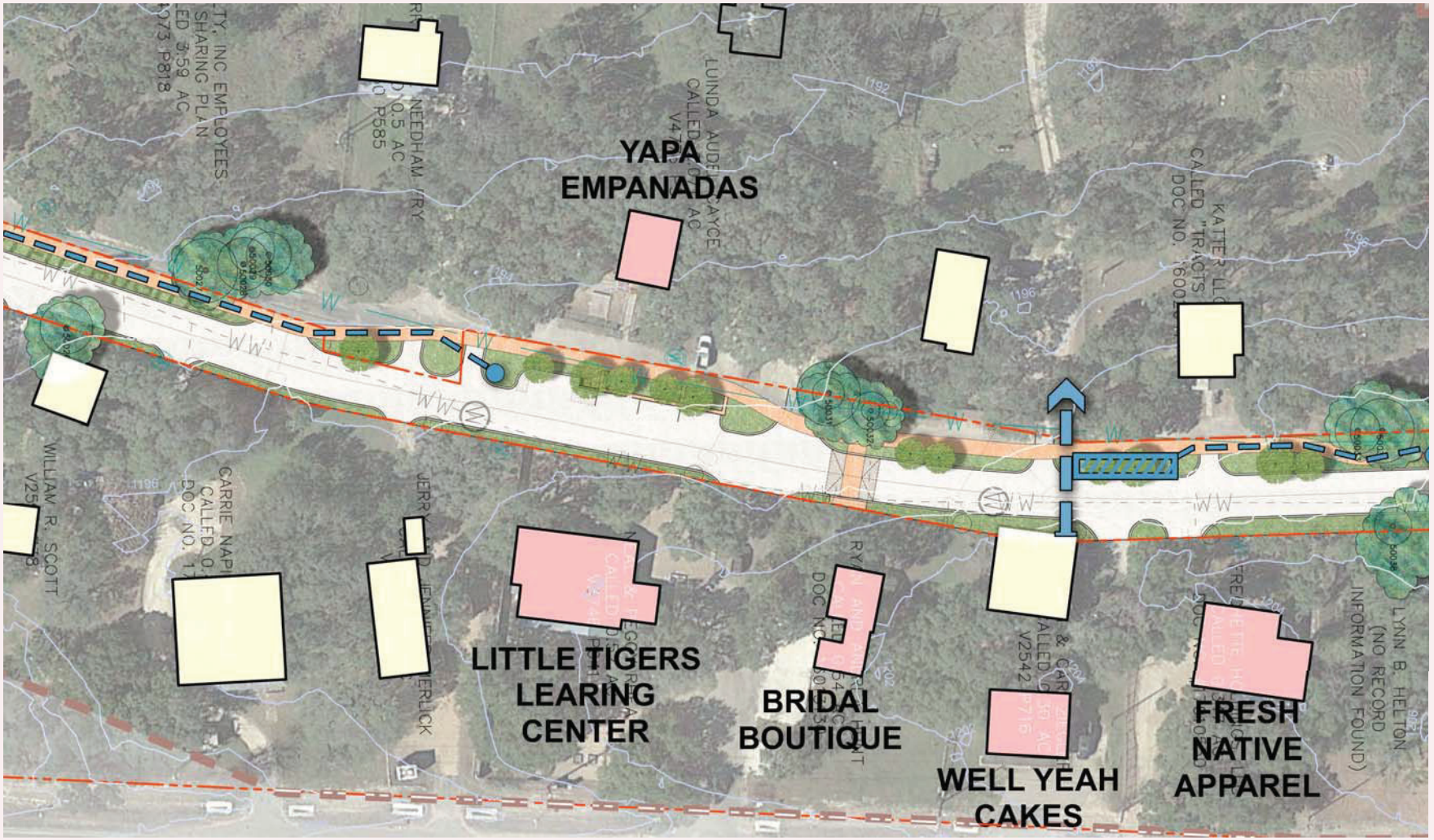
Old Fitzhugh Road

Plan Detail



Old Fitzhugh Road

Plan Detail

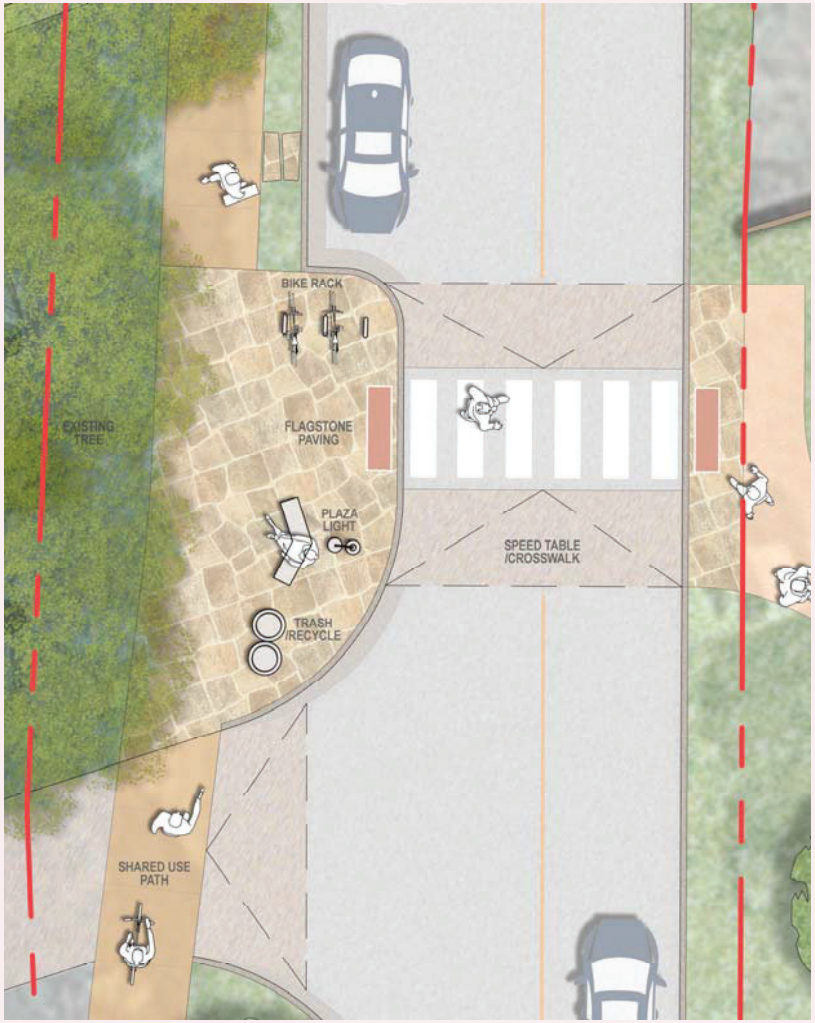


Old Fitzhugh Road

Plan Detail at RM 12

Old Fitzhugh Road

Activity Plaza & Traffic Calming

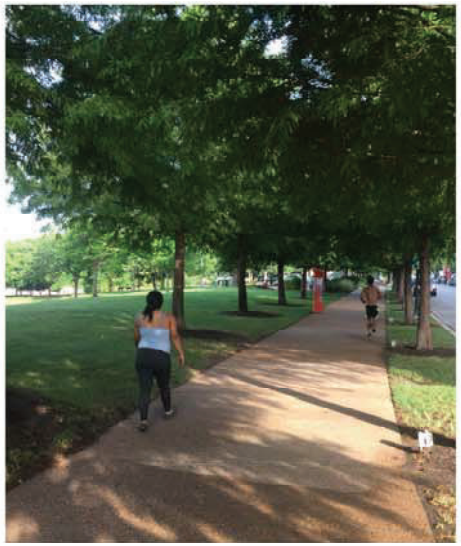


Old Fitzhugh Road

Recommended Materials, Treatments, & Elements

Shared Use Path

EXPOSED AGGREGATE



EXPOSED AGGREGATE WITH FLAGSTONE

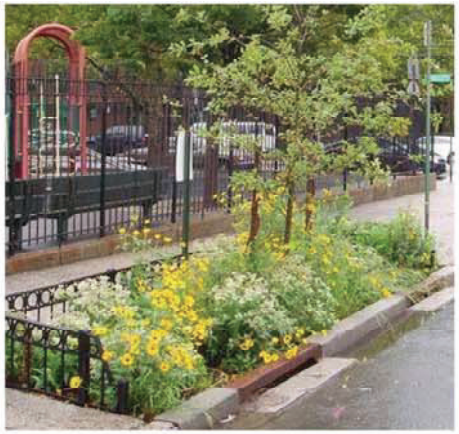
Lighting & Pedestrian Amenities

MERCER STREET LIGHTING

PATHWAY LIGHTING

Drainage & Water Quality

ARMORED CURB INLET



STRUCTURED RAIN GARDEN

Curbs

STANDING STONE CURB

STONE CURB WITH GUTTER

Traffic Calming & Crossings

SPEED TABLE CROSSWALKS

Shared Use Path

EXPOSED AGGREGATE CONCRETE

EXPOSED AGGREGATE WITH FLAGSTONE

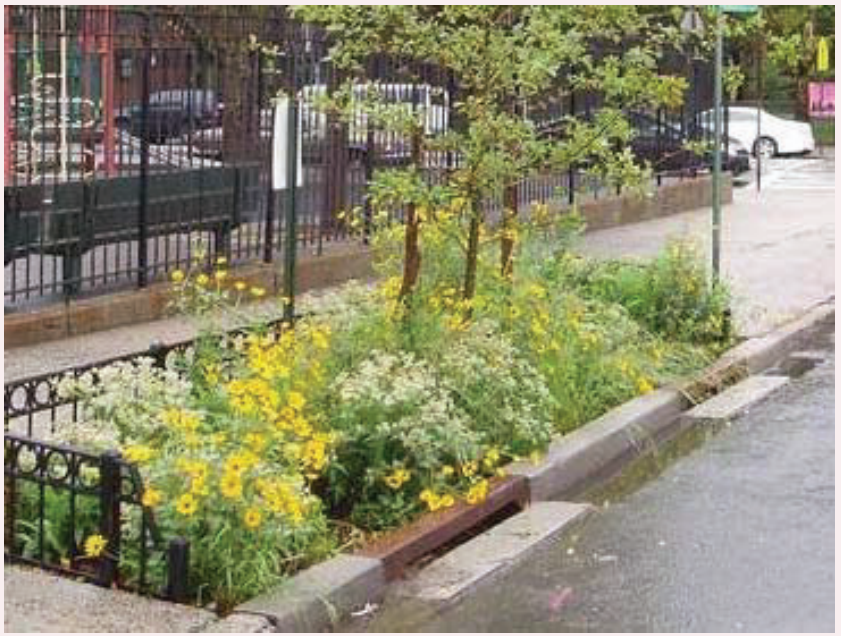
Lighting & Pedestrian Amenities

MERCER STREET LIGHTING

PATHWAY LIGHTING

Drainage and Water Quality

STRUCTURED RAIN GARDEN



ARMORED CURB INLET

Curbs

STANDING STONE CURB

STONE CURB WITH GUTTER

Traffic Calming & Crossings

SPEED TABLE CROSSWALKS

Old Fitzhugh Road

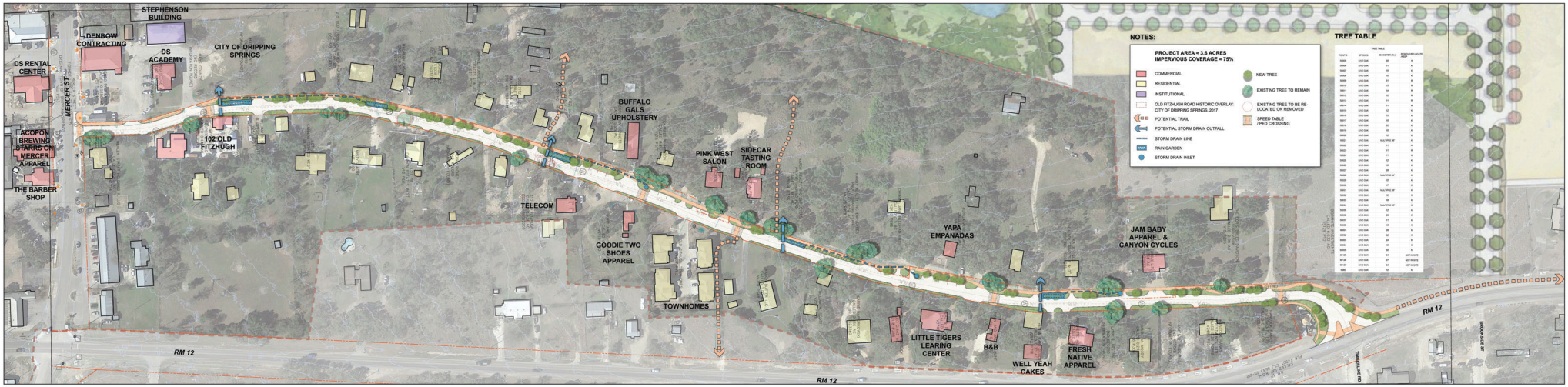
Stakeholder Input *(May 2018)*

- Parking: Maximize on-street parking opportunities.
- Signage: Provide stronger business district identity along RM 12.
- Rain Gardens: Ensure that rain gardens can be maintained.
- Drainage: Address drainage issues at the RM12 intersection.
- Materials: Support for the proposed range of materials.
- Website: Post the plan online.
- Implementation: Identify funding and project schedule.

Old Fitzhugh Road

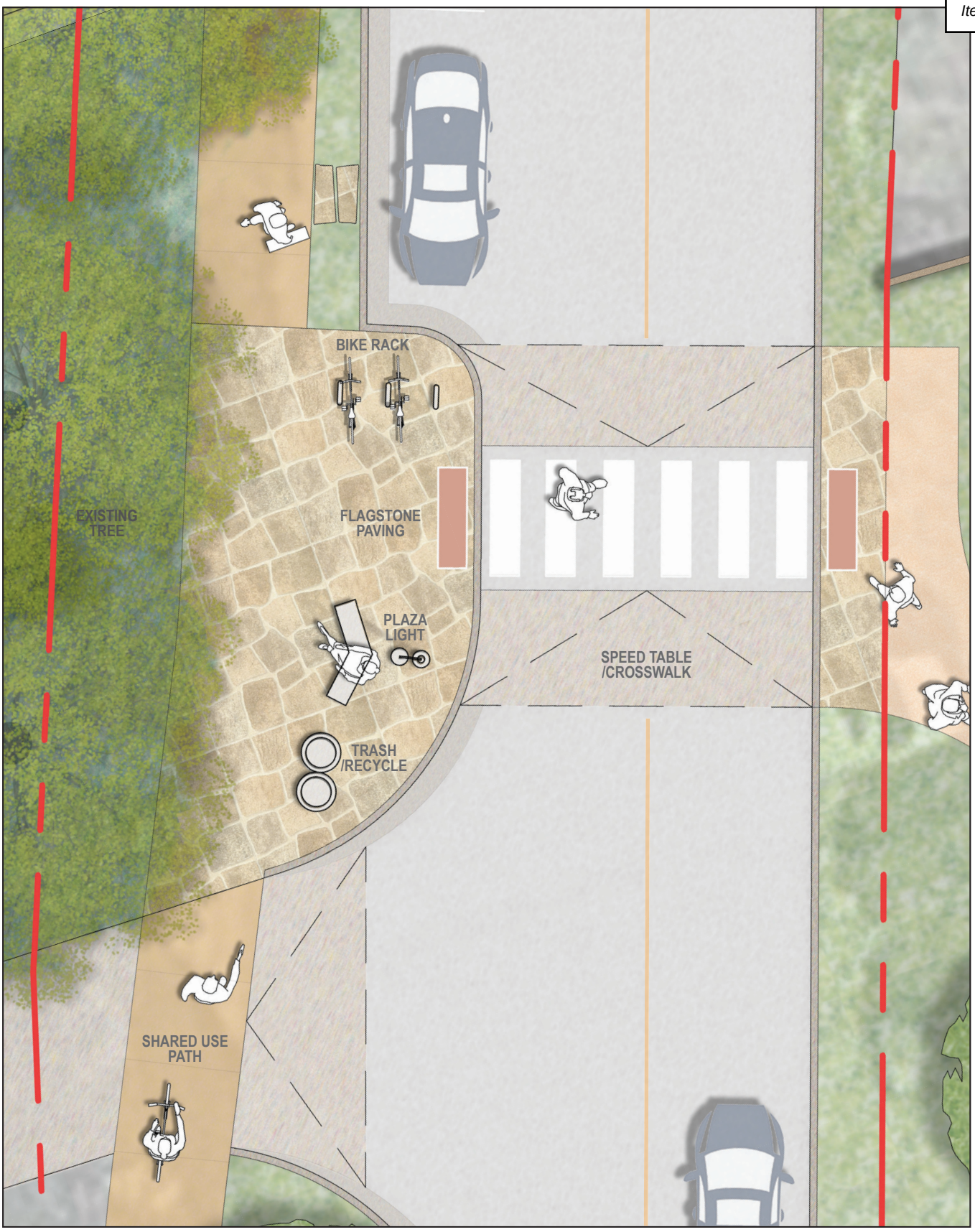
NEXT STEPS

1. Finalize Plans & Conceptual Budget
2. TIRZ Board, Historic Preservation, Parks, Transportation, & Planning & Zoning Commissions
3. City Council (Concept Plan Approval)



DRAFT
Old Fitzhugh Road Concept Plan
Dripping Springs
McCann Adams Studio May 29, 2018

0 40 80 Feet



ILLUSTRATIVE VIEW
COMMERCIAL NODE CROSSING

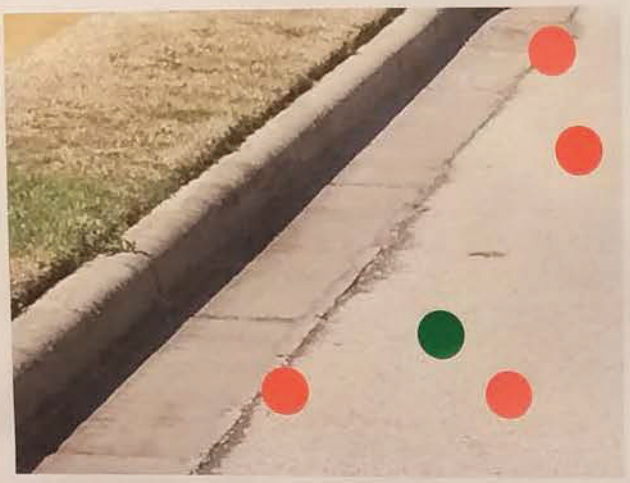
Dripping Springs - Old Fitzhugh Road

Draft: McCann Adams Studio May 24, 2018

0 5 10 Feet

Curbs

CURB & GUTTER

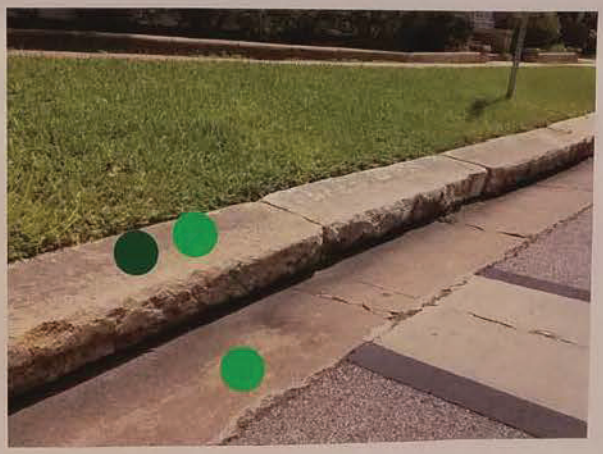


STANDING CURB

GRANITE CURB

RIBBON CURB

STONE CURB

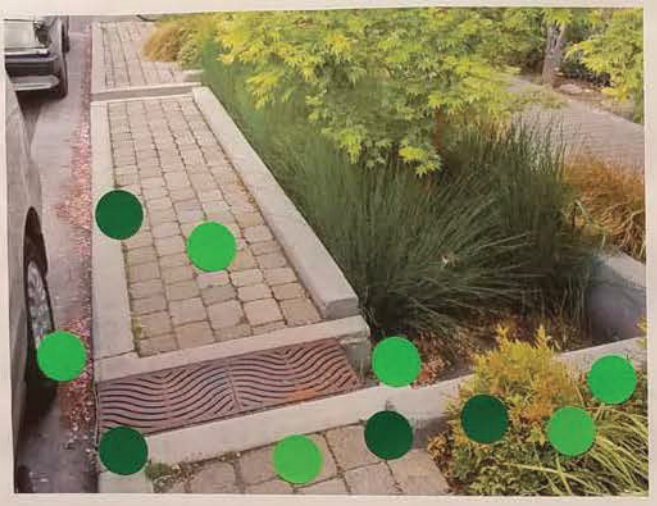


OLD FITZHUGH ROAD PROJECT
Dripping Springs TIRZ Priority Projects

April 18, 2018

Drainage & Water Quality

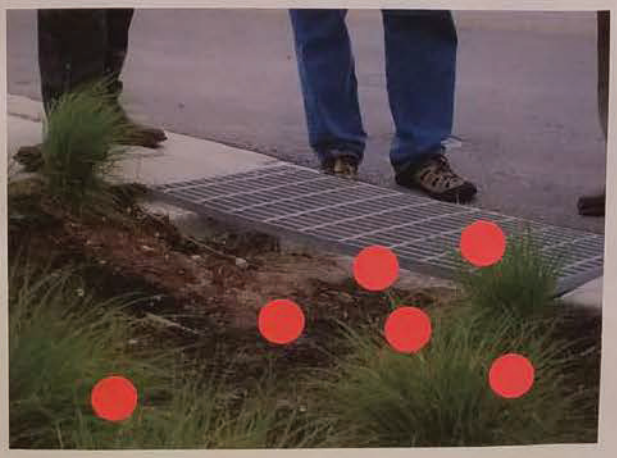
STRUCTURED RAIN GARDEN



SHALLOW BIOSWALE

ARMORED CURB INLET

CURB INLET WITH GRATE

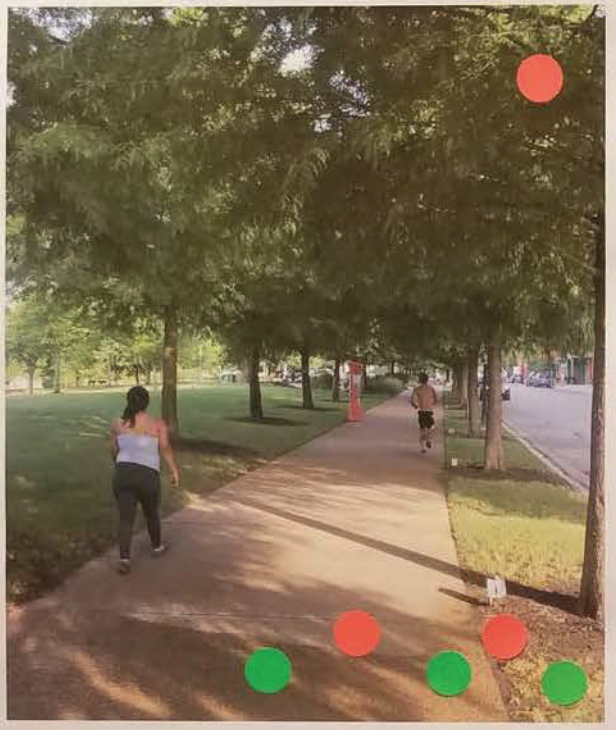


OLD FITZHUGH ROAD PROJECT
Dripping Springs TIRZ Priority Projects

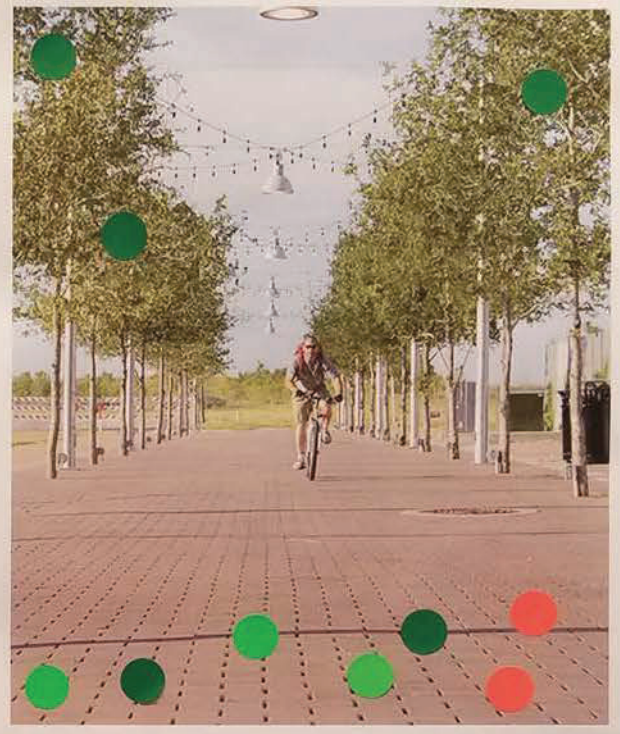
April 18, 2018

Shared Use Path

EXPOSED AGGREGATE

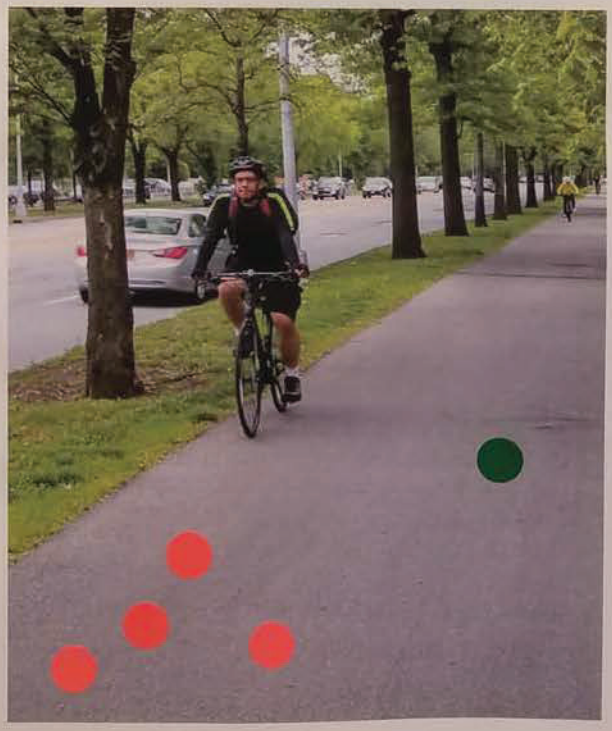


PERVIOUS PAVERS



DECOMPOSED GRANITE

ASPHALT



OLD FITZHUGH ROAD PROJECT
Dripping Springs TIRZ Priority Projects

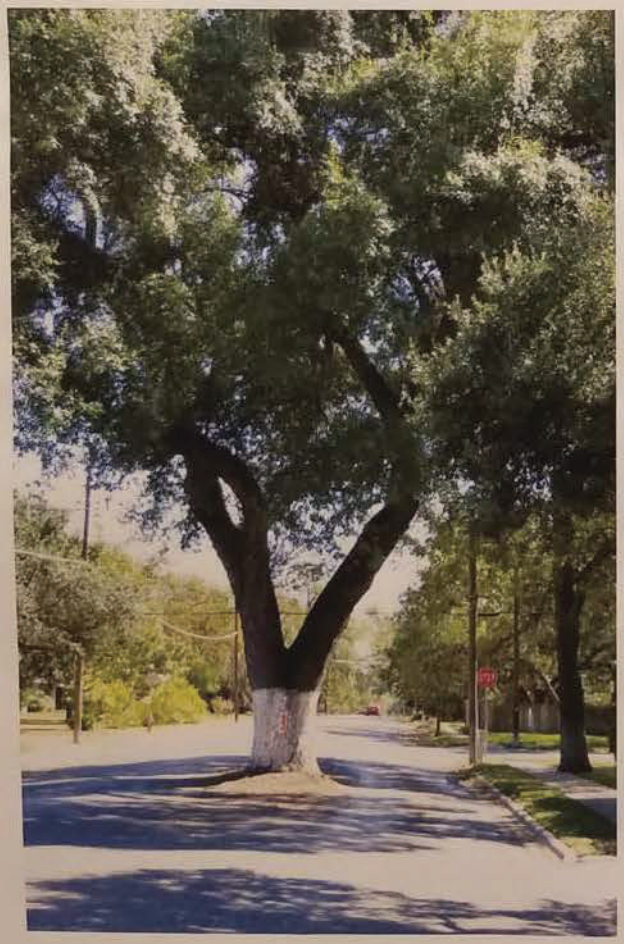
April 18, 2018

Traffic Calming & Crossings

PRESERVE EXISTING TREES

SPEED TABLE CROSSWALKS

LIVE OAK TRAFFIC ISLAND



SPEED CUSHIONS

CENTER ISLAND

OLD FITZHUGH ROAD PROJECT
Dripping Springs TIRZ Priority Projects

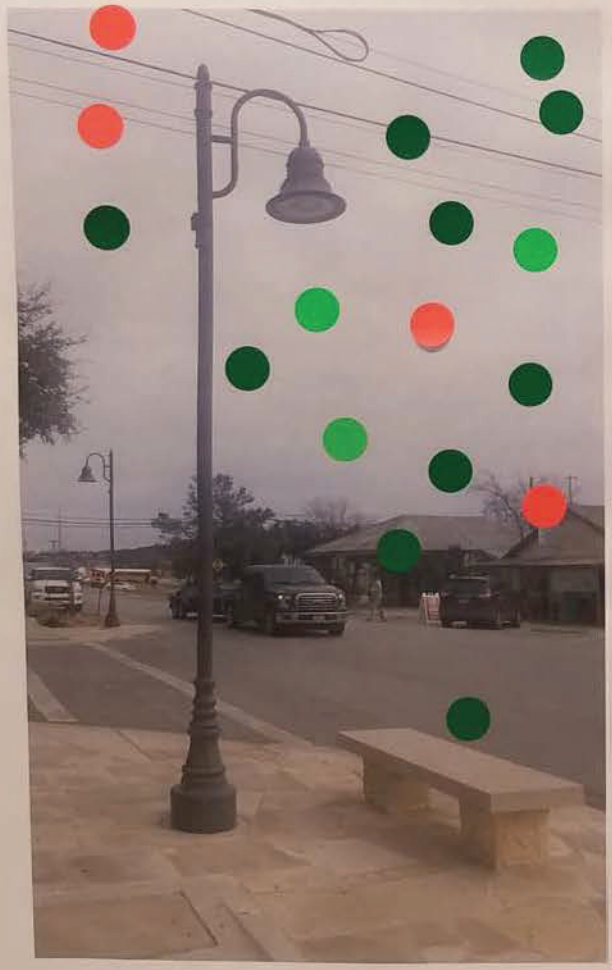
April 18 2018

Lighting

POOLS OF TRAIL LIGHTING

TREE UPLIGHTING

MERCER STREET LIGHTING



DECORATIVE LIGHTING

PATHWAY LIGHTING

OLD FITZHUGH ROAD PROJECT
Dripping Springs TIRZ Priority Projects

April 18, 2018

Old Fitzhugh Road Planning Process

POLICY FRAMEWORK

2010
Comprehensive Plan:
Old Fitzhugh Rd. "Historic District"
(Land Use Element - recommendation)

2013
Sustainable Places Project

2014
Old Fitzhugh Rd. Historic District
(Established by Ordinance)

2016
Comprehensive Pan Update:
Old Fitzhugh Rd. "Concept Plan"
(Land Use Element - recommendation)

STAKEHOLDER PROCESS

- **Kickoff Meeting: "OFR Concept Plan:" Project Goals & Objectives**
  October 26, 2017
- **Right of Way Surveys & Conceptual Planning & Engineering**
  Oct-Dec 2017
- **Planning Studies: Trail & Road Alignment & Drainage Studies - City Staff Input**
  Jan-Mar 2018
- **Work Session: "Preliminary Concept Plan"**
  April 18, 2018
- **Open House: "Final Concept Plan"**
  May 24, 2018

NEXT STEPS (JUNE-JULY 2018)

City Approvals with Public Hearings:

- TIRZ Board & Historic Preservation Commission
- Planning & Zoning Commission
- City Council (Concept Plan Approval)

Recommended Materials, Treatments, & Elements

Shared Use Path

EXPOSED AGGREGATE

EXPOSED AGGREGATE WITH FLAGSTONE

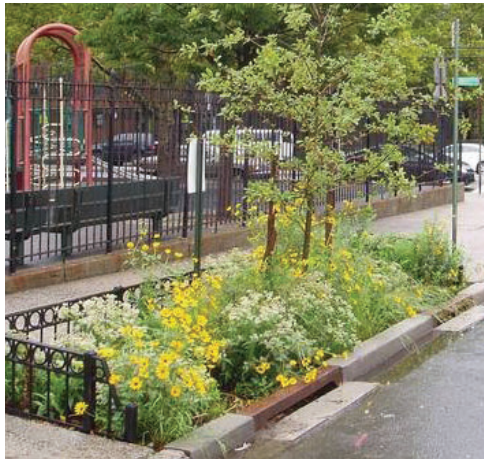
Lighting & Pedestrian Amenities

MERCER STREET LIGHTING

PATHWAY LIGHTING

Drainage & Water Quality

ARMORED CURB INLET



STRUCTURED RAIN GARDEN

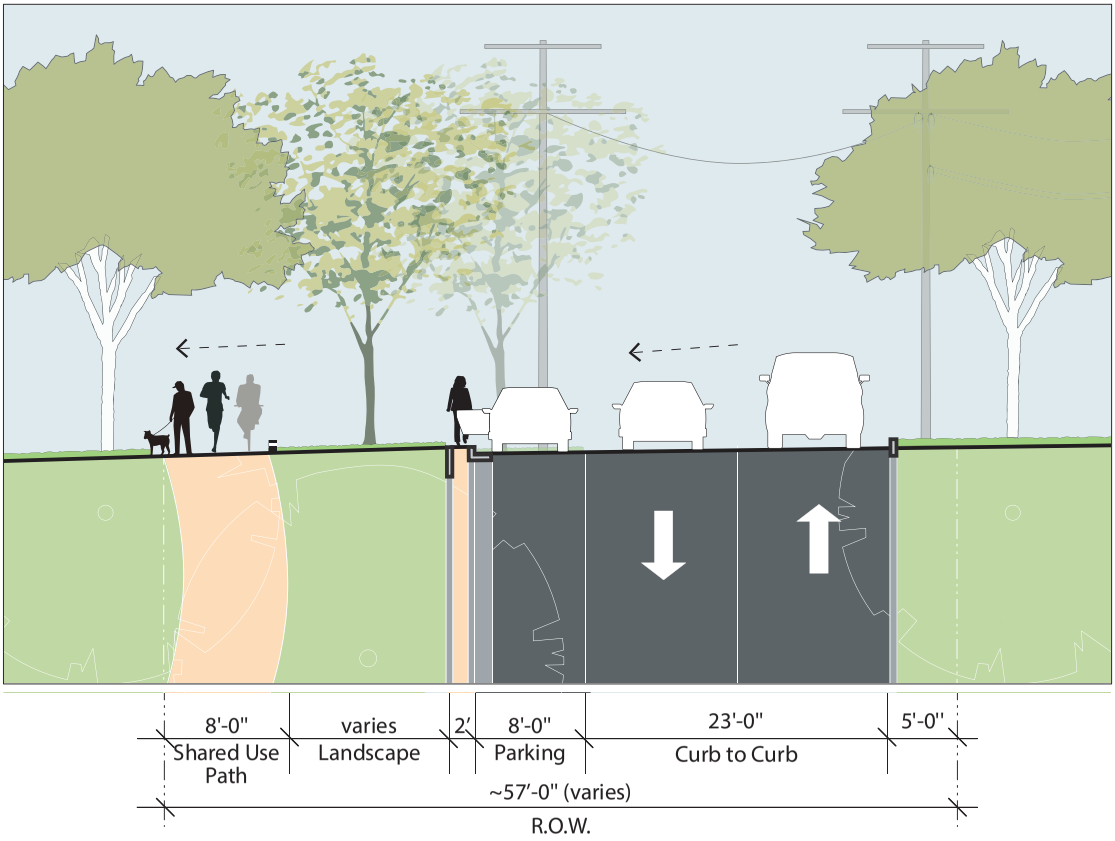
Curbs

STANDING STONE CURB

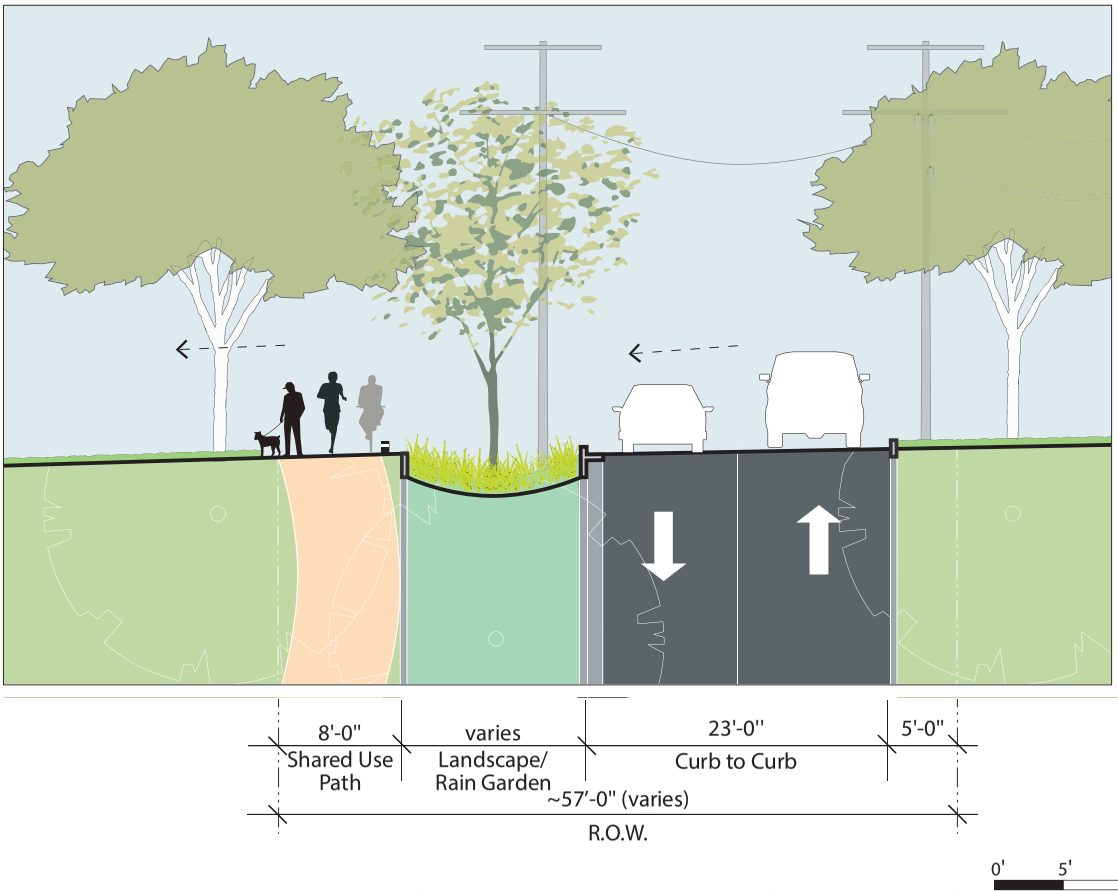
STONE CURB WITH GUTTER

Traffic Calming & Crossings

SPEED TABLE CROSSWALKS



SECTION A CONDITION 1: TYPICAL WITH PARKING (LOOKING NORTH)



SECTION A CONDITION 2: TYPICAL WITHOUT PARKING (LOOKING NORTH)

Old Fitzhugh Road Stakeholder Input

TOP 3 IMPROVEMENTS DESIRED

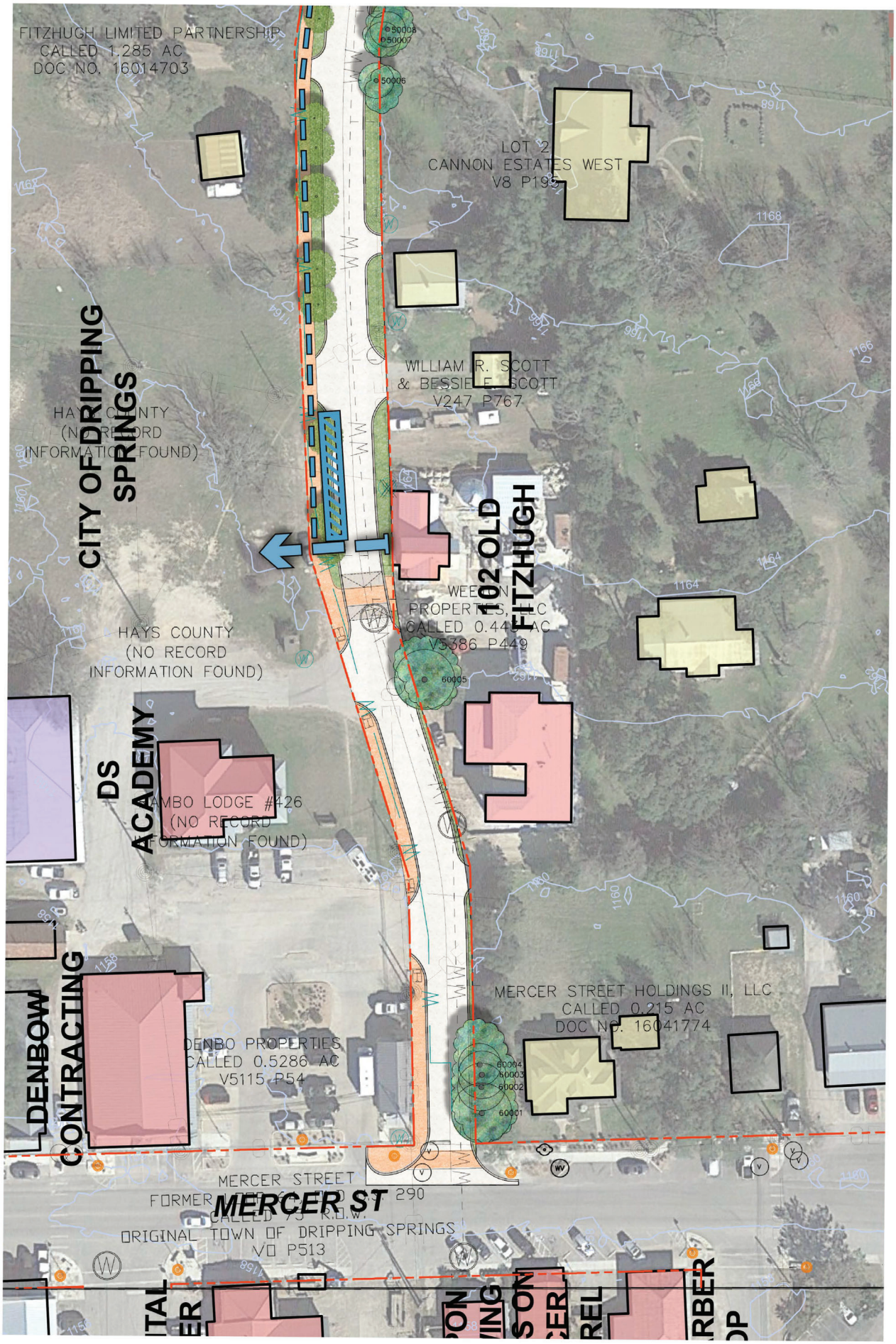
	Number of Responses			
	1st Choice	2nd Choice	3rd Choice	TOTAL
SIDEWALKS	4	3	2	9
TRAFFIC CALMING	3	1	2	6
CURBSIDE PARKING	2	0	2	4
LIGHTING	0	1	1	2
MIX OF RESIDENTIAL & COMMERCIAL	0	1	1	2
TRAIL	1	0	1	2
TREES	0	1	0	1
RAIN GARDENS	1	0	0	1

QUALITIES TO PRESERVE

TREES
ECLECTIC LOCAL SHOPS
SMALL TOWN/COUNTRY FEEL
OLD HOMES/HISTORIC BUILDINGS

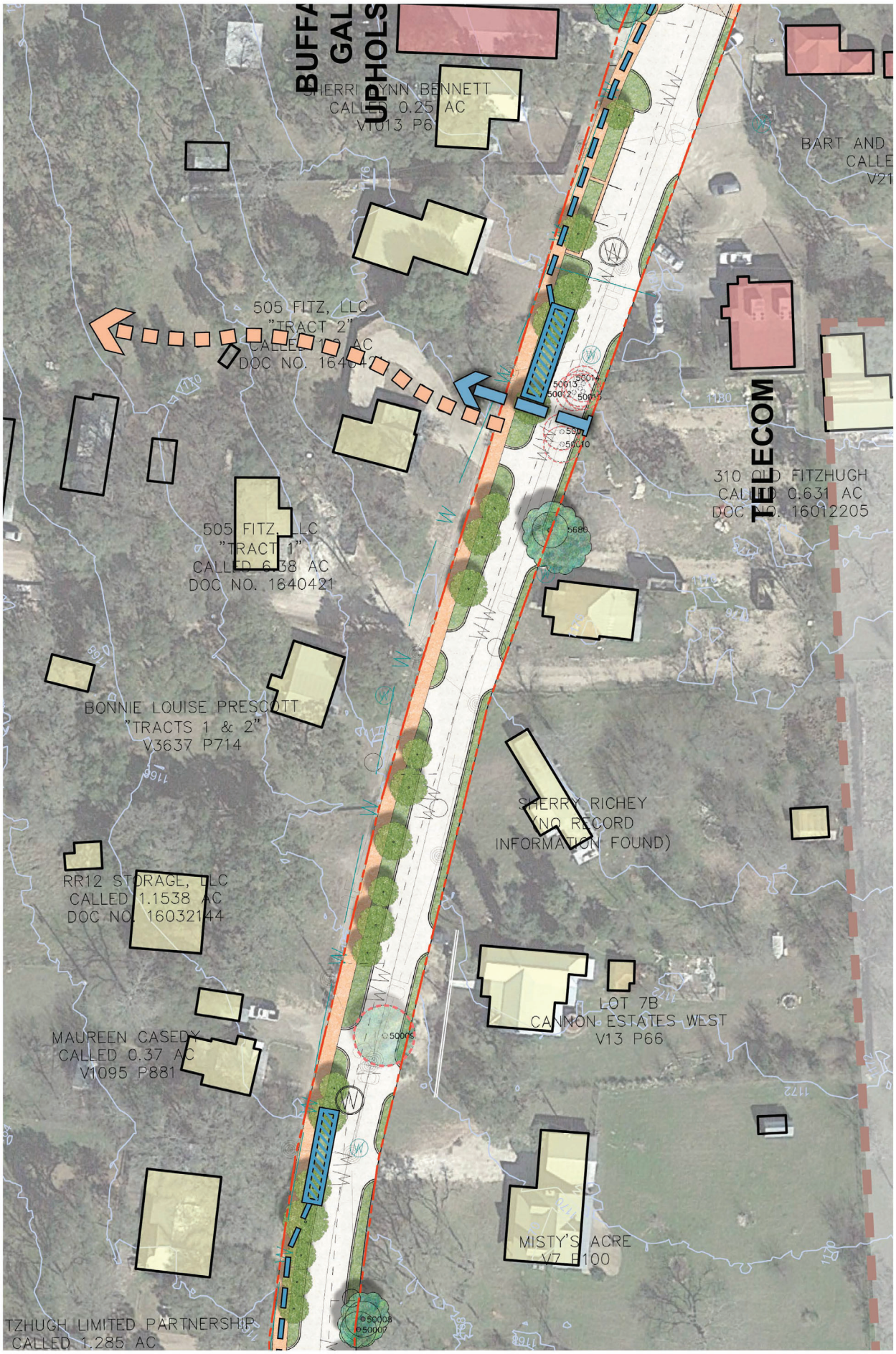
CHALLENGES

NARROW IRREGULAR ROW
DRAINAGE
UTILITIES
ROUGH ROAD SURFACE
LACK OF COMMERCIAL IDENTITY
SPEEDING TRAFFIC
POOR LIGHTING
ON-STREET PARKING
OVER-COMMERCIALIZATION



Old Fitzhugh Road Concept Plan - Sheet 1
Dripping Springs
DRAFT *May 29, 2018*

0 50 100 Feet



Old Fitzhugh Road Concept Plan - Sheet 2
Dripping Springs
DRAFT *May 29, 2018*

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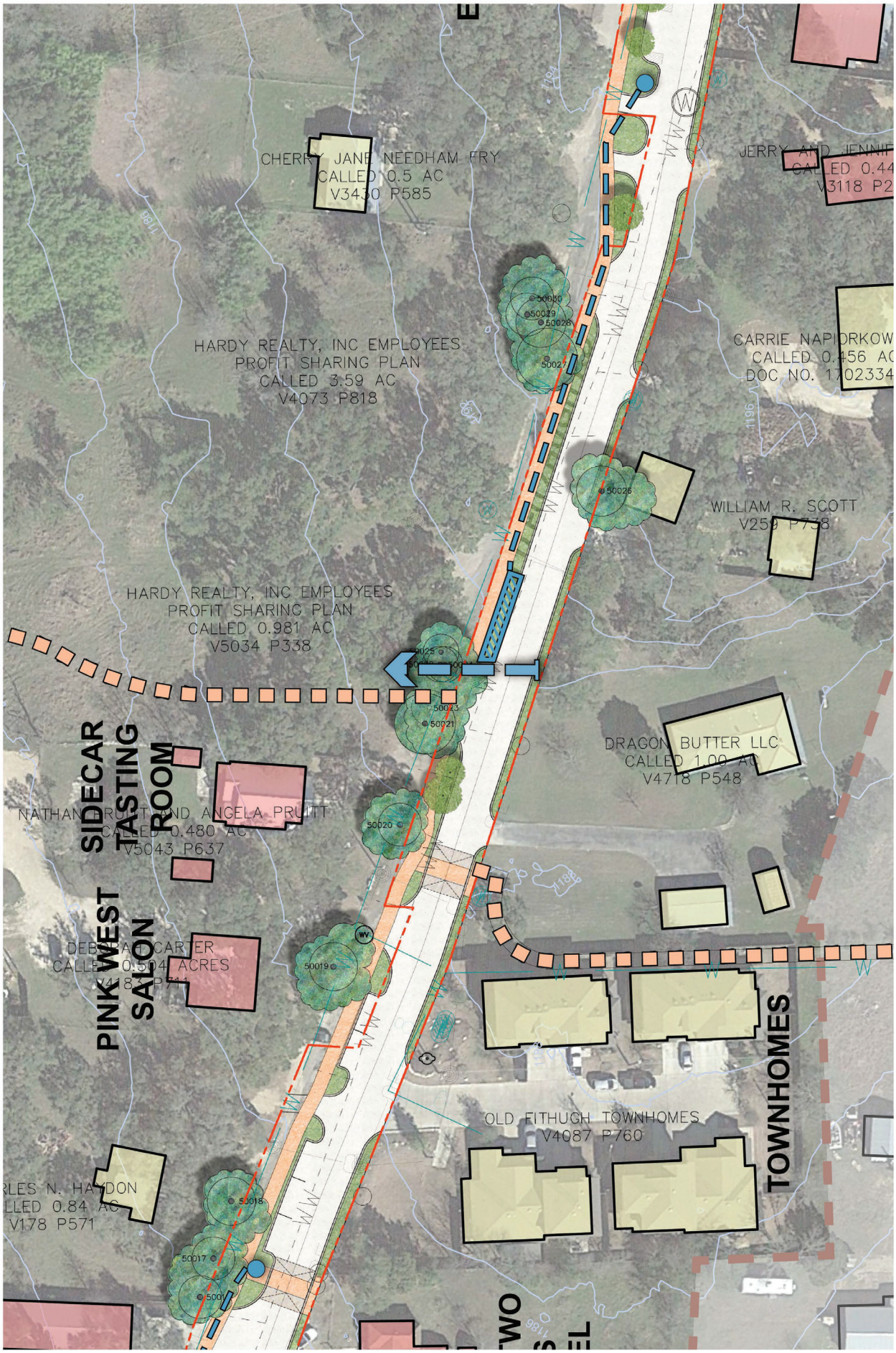
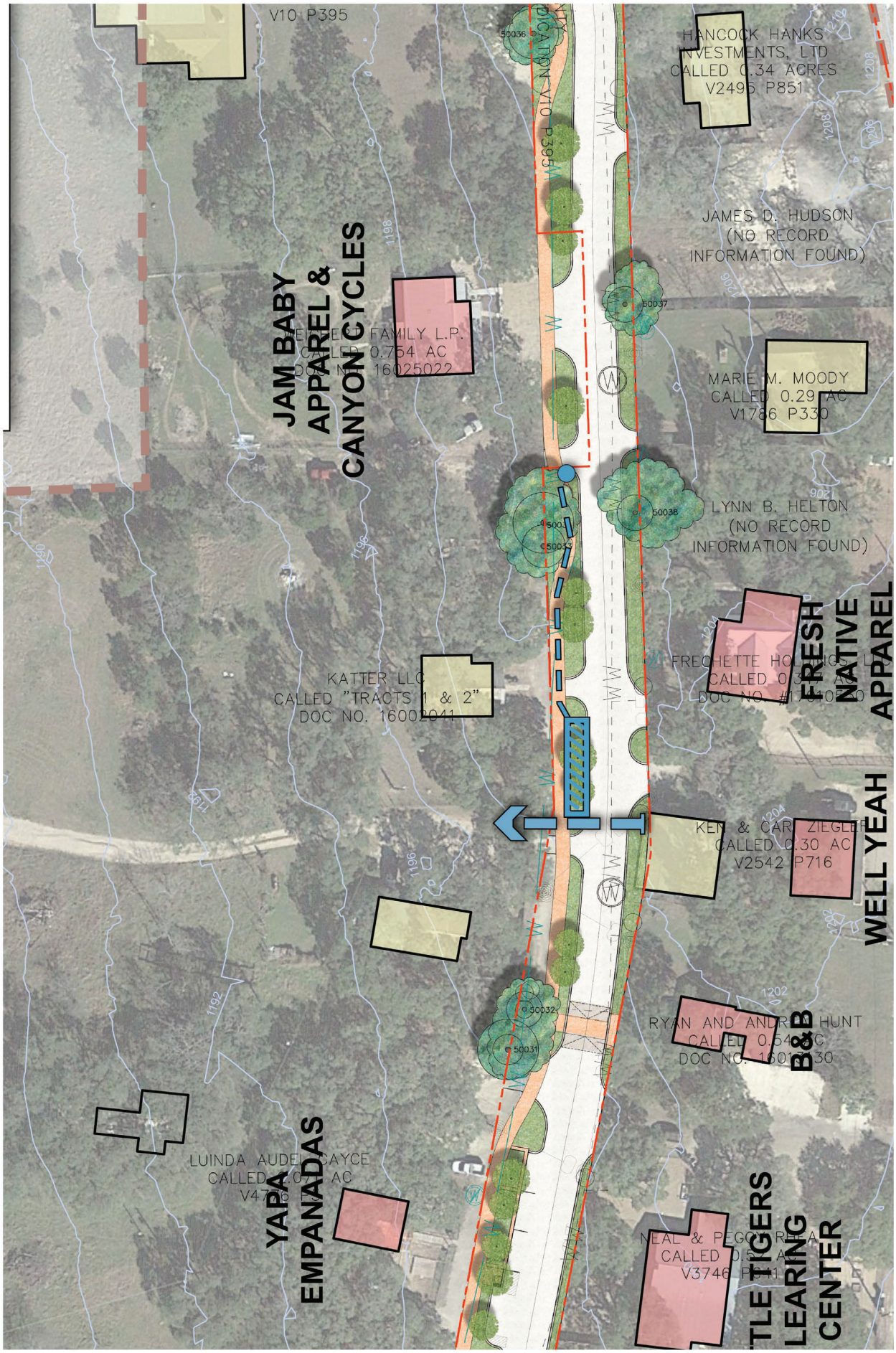


Old Fitzhugh Road Concept Plan - Sheet 3

Dripping Springs

DRAFT *May 29, 2018*

0 50 100 Feet



Old Fitzhugh Road Concept Plan - Sheet 4
Dripping Springs
DRAFT *May 29, 2018*

0 50 100 Feet

Old Fitzhugh Road Concept Plan - Sheet 5

Dripping Springs

DRAFT May 29, 2018

50030	LIVE OAK	17"	K
50031	LIVE OAK	MULTIPLE 28"	K
50032	LIVE OAK	12"	K
50033	LIVE OAK	19"	K
50034	LIVE OAK	MULTIPLE 33"	K
50035	LIVE OAK	12"	K
50036	LIVE OAK	25"	K
50037	LIVE OAK	11"	K
50038	LIVE OAK	10"	K
60001	LIVE OAK	28"	K
60002	LIVE OAK	22"	K
60003	LIVE OAK	24"	K
60004	LIVE OAK	19"	K
60005	LIVE OAK	30"	K
60125	LIVE OAK	24"	NOT IN SITE
60126	LIVE OAK	27"	NOT IN SITE
60127	LIVE OAK	24"	NOT IN SITE
5680	LIVE OAK	12"	K

DRAFT
Old Fitzhugh Road Concept Plan
Dripping Springs
HDR Engineering May 24, 2018

CITY OF DRIPPING SPRINGS
PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620
512.858.4725 • www.cityofdrippingsprings.com

July 21, 2020

Alex Granados
Kimley-Horn & Associates
Alex.granados@kimley-horn.com

RE: City Council Approval Issued July 14, 2020
Application for Parkland Dedication
Location: Sportsplex Drive

The City of Dripping Springs City Council met on July 14th and approved your proposed Parkland Dedication for the Heritage Development for approximately 190.317 acres to be situated in the Philip Smith Survey Abstract N. 415, Hays County Texas. This vote passed 5-0 in July 14th on the consent agenda. Attached is the Parkland that was approved.

Best Regards,
Amanda Padilla, City of Dripping Springs Senior Planner

Total Residential Units:	700 units	
Parkland Requirement:	28 acres	(1 AC / 25 LUEs)

Parkland Credit Summary	**Total Area**	**Credit**	**Dedication**
Private Amenity Center	2.08 acres	0% Credit	0 acres
Private Parkland Credit	2.08 acres		0 acres
Pocket Park	4.73 acres	100% Credit	4.73 acres
Public Uplands Parkland / Open Space	27.41 acres	100% Credit	27.41 acres
Public Floodplain / Detention	21.67 acres	Max ½ of Required	14.00 acres
Additional Public Open Space	0.32 acres	100% Credit	0.32 acres
Public Parkland Credit	54.13 acres		46.46 acres
Total Parkland Required			28.00 acres
Delta:			18.46 acres

*Note 1: Per City Code, Private Water Quality and Detention, Stream Setback for Drainage and floodplain may account for only for 50% of the total required parkland area.

Heritage West – Dripping Springs, Texas
April 22, 2020

PARKLAND AND OPEN SPACE CALCULATIONS

Property Overview

Heritage West is a residential community located along Ranch Road 12 within the City of Dripping Springs. The property is approximately 189 acres zoned for 700 residential units.

The property is characterized as typical Hill Country with moderate hills and topography. The property is covered with a mix of cedar (Ashe Juniper) and live oak and cedar elm hardwoods. Natural drainage corridors bisect the property, draining north to southeast in two locations, creating two upland areas.

The Founder's Ridge Parkland and Open Space Plan consists of a combination of private and public parkland and open space. The centerpiece of the private parkland component will be a 2 Acre Private Amenity Center. This site will be located within a future phase of the project and set along a natural drainageway.

The Amenity Site is directly linked to the public parkland along the upland open spaces and floodplain greenways. The public parkland will provide an 8' concrete trail with access to additional public parkland and trails connecting off-site to Mercer Street, per the project's offsite road and trail agreement. The remainder of the open space will be native areas, with some additional footpaths, for the enjoyment of residents.

Additional public parkland dedication is located within neighborhood pocket parks. These parks will provide additional improvements such as irrigated landscaping and turf, seating areas, passive recreation and concrete sidewalks.

Parkland Calculations

The following is a summary of parkland requirements and the parkland provided within Heritage West. The calculations are intended to support the Parkland and Open Space Exhibit.

I. Parkland Required by City of Dripping Springs' Code of Ordinances

1. Required
   One (1) acre of parkland per 25 living unit equivalents (LUE's), satisfied by cash or land.

2. Criteria
- At least one parcel to be dedicated must be of acceptable shape and contain a minimum of 20% of the total parkland acreage to be designated.
- No more than 50% of the total acres to be dedicated shall be within floodplain or critical water quality zones.

II. Parkland Required by Planned Development District Ordinance N.1220.124

1. Neighborhood Pocket Parks are included in the parkland dedication
2. Amenity Center areas intended for exclusive use of the HOA are not included as part of the parkland dedication.
3. Per Exhibit C of the PDD, water quality ponds, utility easements and off-street trails are permitted in parkland.
4. Shared use path/multi-use path/off-street trails must be concrete, except that multi-use path may be asphalt.
5. A maximum of 14 Acres of the 28 Acres of required parkland may be comprised of water quality and detention and stream setbacks for drainage.
6. Open Space dedicated for parkland shall be publicly accessible. Parkland and improvements in the parkland, including trails, shall be conveyed to and permanently maintained by the homeowner association (HOA) or other responsible non-city entity.

III. Proposed Parkland Compliance Program

1. Public Parks

   A total of 53.13 acres of physical land is being dedicated to the City as public parkland, which equals a total of 46.46 acres in parkland credit. The parkland is comprised of the upland open space, floodplain / detention, additional open spaces and pocket parks. Within the public park that is oriented northwest to the southeast through the middle of the property, a public 8' concrete trail will provide a connection to the City's master trails system. This will include a future off-site extension to Mercer Street with a 10' concrete trail. It is the Applicant's intent and vision to preserve and maintain the natural character of these areas, as this character is what draws many to the Hill Country.

   As shown in The Parkland and Open Space Exhibit, the public parkland area will include:

   - Meandering 8' Public Regional Trail (with revegetation in disturbed areas following construction)
   - Trailheads (Including 1 trailhead sign, a pet waste station and enhanced landscaping and connections with public roadways)

2. Private Parks

   The 2 acre Amenity Center site will be privately maintained by the H.O.A. This facility shall not count toward the public parkland credit, due to its being exclusively used by its residents.

IV. Parkland Calculation Summary

Parkland Dedication Requirements: Based on parkland calculations required by the City of Dripping Springs Code, Heritage West is required to provide 28 acres of total parkland.

Proposed Parkland Credit: As shown in the Parkland Exhibit, a total of 49.98 acres of physical land is being dedicated toward the City's parkland, with a total of 42.31 acres being credited toward the public parkland requirement. This totals a surplus of 14.31 acres of public parkland credit.

Total Residential Units:	700 units		
Parkland Requirement:	28 acres	(1 AC / 25 LUEs)	
Parkland Credit Summary	**Total Area**	**Credit**	**Dedication**
Private Amenity Center	2.08 acres	0% Credit	0 acres
Private Parkland Credit	2.08 acres		0 acres
Pocket Park	4.73 acres	100% Credit	4.73 acres
Public Uplands Parkland / Open Space	27.41 acres	100% Credit	27.41 acres
Public Floodplain / Detention	21.67 acres	Max ½ of Required	14.00 acres
Additional Public Open Space	0.32 acres	100% Credit	0.32 acres
Public Parkland Credit	54.13 acres		46.46 acres
Total Parkland Required			28.00 acres
Delta:			18.46 acres

*Note 1: Per City Code, Private Water Quality and Detention, Stream Setback for Drainage and floodplain may account for only for 50% of the total required parkland area.

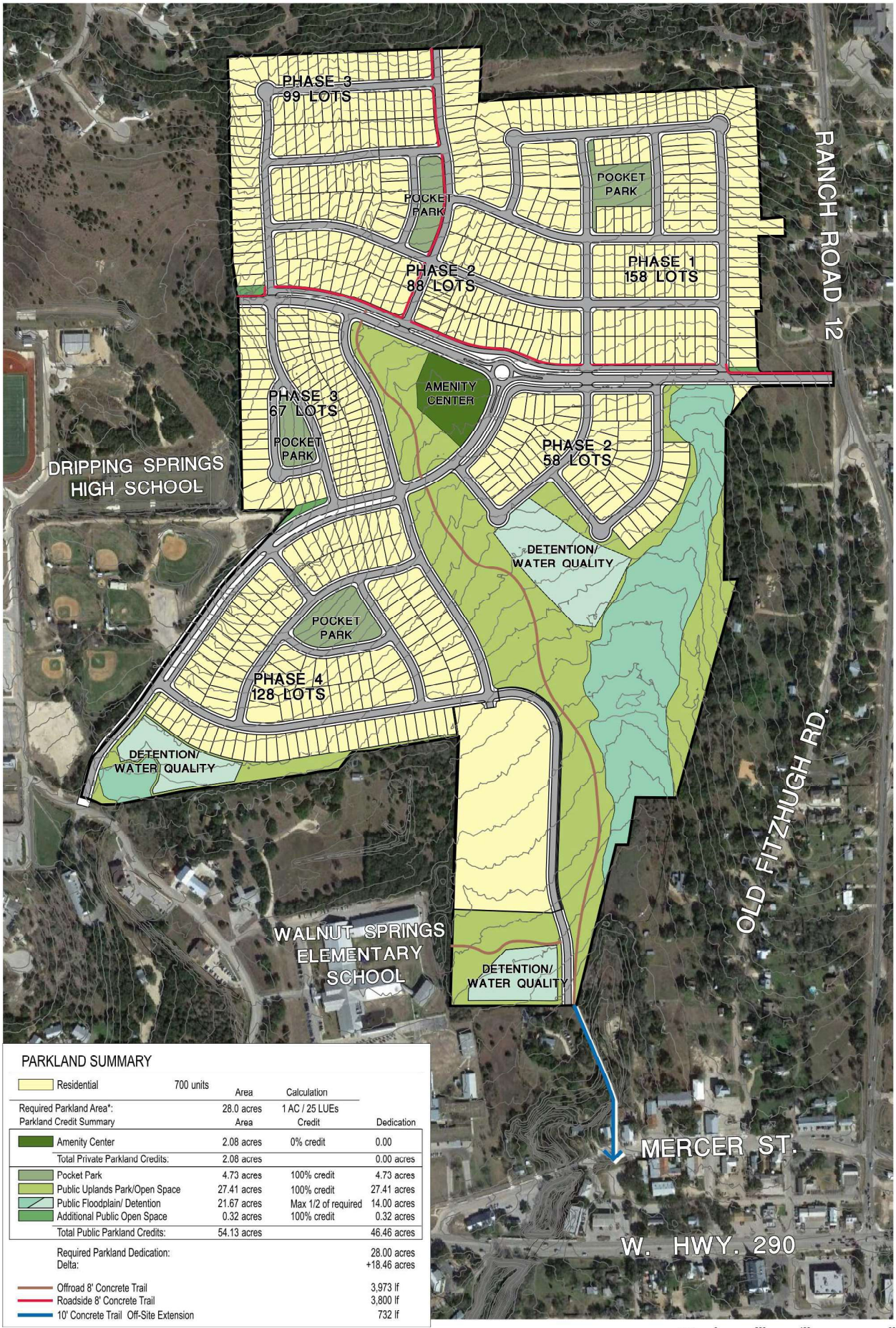
I. Maintenance

The Parkland and Open Space Plan for Heritage West includes a 2.0 AC private amenity center, public pocket parks, public upland/open space parks, 8' & 10' concrete public trails and native open spaces. All public and private parkland and open spaces will be maintained by the community's Homeowner Association (H.O.A.) The off-site regional trail connection will be maintained through a two (2) year maintenance bond by the HOA, per the Offsite Road and Trail Agreement. After the two (2) year period, the City will be responsible for ongoing maintenance. The H.O.A. will maintain the on-site public trails and parks to conform with the maintenance level of the community. The H.O.A. will be established prior to selling homes and will be funded through a community fee. This fee will be used to maintain parks, open space trails, entry feature monuments and public areas within H.O.A. access easements.

Phasing

Heritage West will be a phased residential community. The improved private neighborhood park will be built and enjoyed by residents within the Phase 2 development. Additionally, the public 8' concrete trail will commence with the construction of Phase 2 of the Community.

The remaining open space will be dedicated to the City simultaneously with the adjacent platted residential lots.



PARKLAND SUMMARY

Residential 700 units

	Area	Calculation	
Required Parkland Area*:	28.0 acres	1 AC / 25 LUEs	
Parkland Credit Summary	**Area**	**Credit**	**Dedication**
Amenity Center	2.08 acres	0% credit	0.00
Total Private Parkland Credits:	2.08 acres		0.00 acres
Pocket Park	4.73 acres	100% credit	4.73 acres
Public Uplands Park/Open Space	27.41 acres	100% credit	27.41 acres
Public Floodplain/ Detention	21.67 acres	Max 1/2 of required	14.00 acres
Additional Public Open Space	0.32 acres	100% credit	0.32 acres
Total Public Parkland Credits:	54.13 acres		46.46 acres
Required Parkland Dedication:			28.00 acres
Delta:			+18.46 acres
Offroad 8' Concrete Trail			3,973 lf
Roadside 8' Concrete Trail			3,800 lf
10' Concrete Trail Off-Site Extension			732 lf

*One (1) acre per 25 Residential Living Unit Equivalents

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
512.246.7003
www.secplanning.com | info@secplanning.com

PARKLAND EXHIBIT
HERITAGE
MI HOMES
DRIPPING SPRINGS, TEXAS

North
0 200 400 800
Scale: 1" = 400'
Date: April 22, 2020

SHEET FILE: T:\190193-MIHO\Cadfiles\PLANNING\Parkland\Lotting E.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

ORDINANCE 2020-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS AMENDING THE CITY WIDE TRAILS, AS ATTACHED IN EXHIBIT A; AND PROVIDING FOR FINDINGS OF FACT, REPEALER, AND SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, the City Council of the City of Dripping Springs ("City Council") finds that Dripping Springs is a thriving locale with a steadily surging economy that serves as a commercial hub for the region in terms of goods and services offered to (and provided by) citizens of the area; and

WHEREAS, the City Council finds that the City of Dripping Springs ("City") is a scenic, historic, and cultural community that increasingly draws new residents, businesses, and tourists who seek to enjoy the Hill Country ambiance and high quality of life and who enjoy walkability between businesses, neighborhoods, and parks; and

WHEREAS, Chapter 213 of Local Government Code, Comprensive Plans, states that a Comprehensive Plan shall be adopted by Ordinance; and

WHEREAS, the City Wide Trails Plan, as part of the Comprehensive Plan, guides trail improvements, construction of new facilities, outlines and implements the City's connectivity goals; and

WHEREAS, Texas Local Government Code Section 51.001 provides the City general authority to adopt an Ordinance or police regulations that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, the City seeks to ensure that impending and future development is conducted in a fiscally-sustainable and environmentally responsible manner; and

WHEREAS, the Planning and Zoning Commission held a public hearing and recommended approval of the City Wide Trails Plan amendment on September 15, 2020.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS THAT:

SECTION 1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

SECTION 2. ENACTMENT

The City Council hereby amends the City Wide Trails Plan, as attached in Exhibit "A".

SECTION 3. REPEALER

In the case of any conflict between other provisions of this Ordinance and any existing Ordinance of the City, the provisions of this Ordinance will control.

SECTION 4. SEVERABILITY

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

SECTION 5. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication.

SECTION 6. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the 13th day of October 2020, by a vote of ____ *(ayes)* to _____ *(nays)* to _____ (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

_____

Bill Foulds, Jr., Mayor

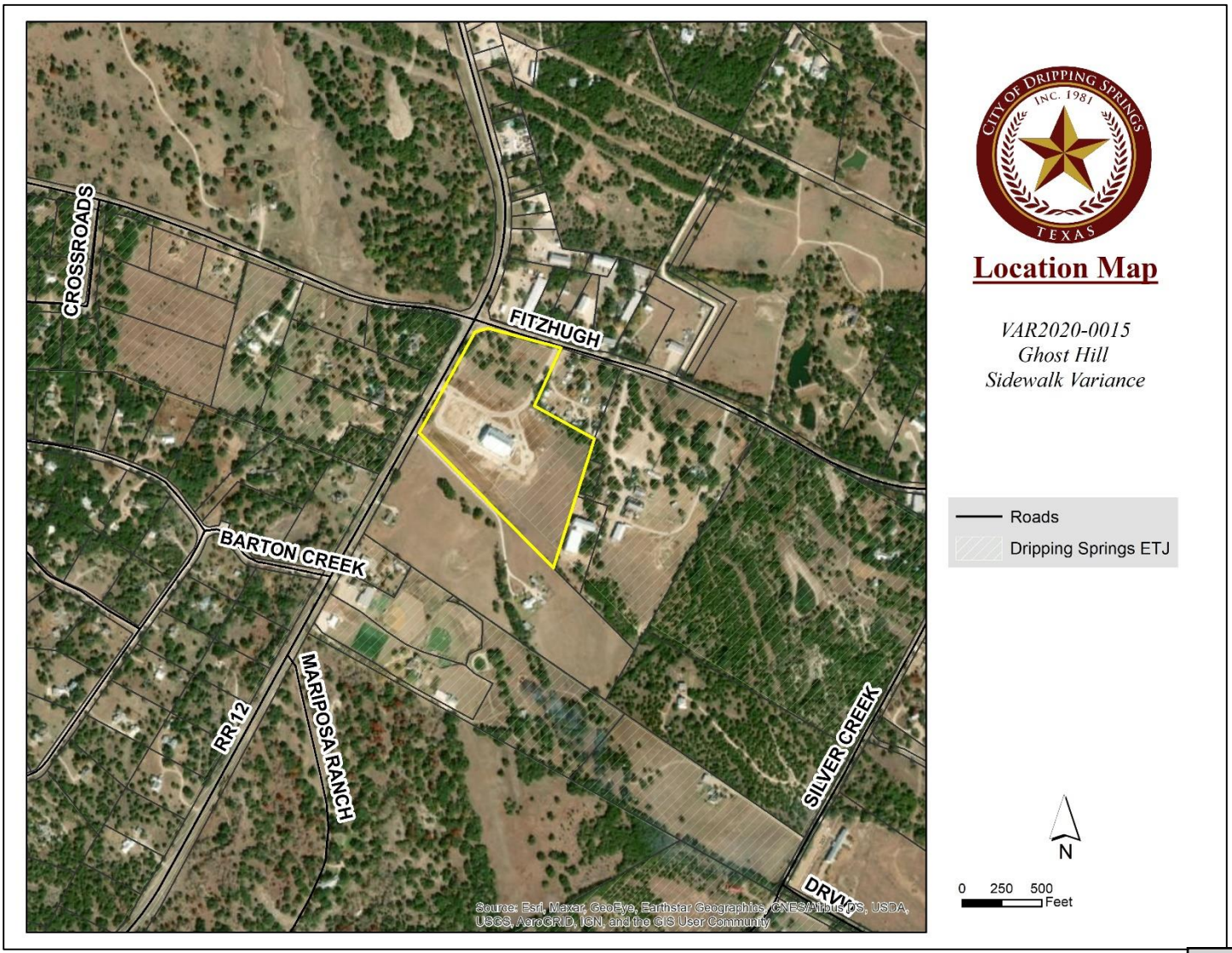
ATTEST:

_____

Andrea Cunningham, City Secretary

Planning and Zoning Commission
Planning Department Staff Report

Planning and Zoning Commission Meeting:	September 22,2020
Project No:	VAR2020-0015
Project Planner:	Amanda Padilla, Senior Planner
Item Details	
Project Name:	Ghost Hill Sidewalk Variance
Property Location:	Southeast of the intersection of Ranch Road 12 and Fitzhugh Road
Legal Description:	GHOST HILL RANCH, UNIT 1, 100% COMMON AREA INTEREST
Applicant:	Jon Thompson, J Thompson Professional Consulting
Property Owner:	LeFevre Holdings, LLC
Request:	Applicant is requesting a variance to Ch. 28, Exhibit A Sec 15 Sidewalks; Applicant is requesting to not build sidewalks along Ranch Road 12



Planning Department Staff Report

Overview

The applicant is requesting a variance to Ch. 28, Exhibit A Sec 15 Sidewalks. The Applicant is requesting to not build sidewalks along Ranch Road 12 and Fitzhugh Road.

Below is the section of the Code the applicant is requesting a waiver to:

> Section 15.2: Sidewalks
>
> Sidewalks not less than five feet (5') wide shall be provided within all residential and nonresidential developments, as set forth in the City of Dripping Springs' Code of Ordinances and in applicable state standards. Root barriers shall be installed underneath, and along with the construction of, all required sidewalks. Barrier-free ramps shall be constructed at all street intersections and at any other locations deemed appropriate by the City due to anticipated pedestrian travel patterns. Sidewalks shall be constructed within the street right-of-way, one foot (1') away from the right-of-way line, and at least five feet (5') away from the street curb. In certain instances, the City Administrator may, in consultation with the planning department and the City Engineer, approve placement of the sidewalk adjacent or closer than five feet (5') to the curb or located on private property and in a public access easement, provided that such placement benefits the general public by allowing more space for landscaping, such as for street trees, screening shrubs, and decorative walls and fences, and provided that the width is increased to a minimum of five feet (5') of sidewalk pavement or to such a width as may be needed in the interest of public safety

The applicant provided the following excerpt from their justification letter:

> This property has over 1,275 linear feet of right-of-way frontage which would require the installation of sidewalks within its private property. The installation of these sidewalks would account for over 6,375 square feet of impervious cover located on the private property which would directly impact the available impervious cover for the development of the remainder of the property. In comparison to recently bid construction of 5-foot sidewalks at approximately $28.00 per linear foot, this equates to an additional $35,700.00 of financial expense to the developer. Additionally, locating the sidewalk just within the private property boundary would impact the vast majority of the only trees that are located on the property. In an effort to save these trees by meandering the sidewalk, it would require the dedication of a significant amount of the private property within an easement.

The property is partially developed with a Gymnasium (Moxie Gymnastics and Cheerleading). The Gymnasium provides classes to children ages 2.5 and up. Staff believes that with the proximity to the northern property that contains a restaurant with a splash pad, an Ice Cream Shop, and a Coffee Shop that there will be an increase in pedestrian traffic flow in the area. Sidewalks provide a safe way for pedestrians to access adjacent properties and reduce traffic danger to pedestrians. It is unsafe, unreasonable and often disagreeable to pedestrians to be forced to walk on the paved roadway.

Sec 15 allows for sidewalks to be constructed within the property if the City Administrator along with consultation with the Planning Department and the City Engineer approve the placement.

> In certain instances, the City Administrator may, in consultation with the planning department and the City Engineer, approve placement of the sidewalk adjacent or closer than five feet (5') to the curb or located on private property and in a public access easement, provided that such placement benefits the general public by allowing more space for landscaping, such as for street trees, screening shrubs, and decorative walls and fences, and provided that the width is increased to a minimum of five feet (5') of sidewalk pavement or to such a width as may be needed in the interest of public safety.

The property owner received approval for their parkland that approved a trail along the Ranch Road 12 and Fitzhugh Rd property lines. Placing sidewalks within their property could be placed on the dedicated Trail.

Surrounding Properties

Planning Department Staff Report

The properties to the north and south are outside the City's Extra-Territorial Jurisdiction (ETJ) and the properties to the west and east are within the City's ETJ. The property to the north is a commercially developed tract that contains a restaurant (Ranch Road Filling Station), an Ice Cream Shop (Frios Austin- Gourmet Pops), a Coffee shop (Madrone Mountain Coffee).

Property and Project History

This property is within the City's Extra-Territorial Jurisdiction (ETJ). It is partially developed with a large tree canopy along Ranch Road 12 and Fitzhugh Road. Within the City's ETJ the City has limited jurisdiction and can regulate such items as Subdivision, Site Development, Water Quality, Drainage, Parkland Dedication, and Signage.

This application was first reviewed as an administrative Waiver in accordance with Section 1.6 of the Subdivision application because the request was based partially on natural features of the property (trees). The Application was Denied by the Development Review Committee. After further review of the application the project was vested under the subdivision ordinance in place prior to September 2019. This required variances to be processed through the Planning and Zoning Commission and City Council.

Approval Criteria for Special Exceptions (2.22.2-Zoning Ordinance)

Approval Criteria	Staff Comments
1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this article would deprive the applicant of the reasonable use of this land;	Section 15.2 of the City Ordinance authorizes the City Administrator to approve the placement of sidewalks on private property within public easements. The City request that the sidewalks be placed in a public easement, if sidewalks cannot be placed within the right-of-way.
2. That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;	The 6,375 square foot of impervious cover (IC) estimated to be added by the Engineer would add only 0.74% IC to the property. To reduce the IC added by sidewalks, the Applicant has the option of installing pervious concrete for the sidewalks and the option to utilize some sidewalks already proposed in the development to provide public pedestrian connectivity across the property from the adjacent properties to the north, south and east. Existing trees are almost exclusively in a linear row on the west and north property lines. Placing the public sidewalk easement just inside the tree line can be easily accomplished.
3. That the granting of the waiver will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and	Installation of sidewalks on Ghost Hill Property will give adjacent properties connection points when they develop, redevelop, or expand. These connection points will provide the ability to create safe pedestrian paths through this development and to adjacent developments. City and County Transportation plans show expansion plans for Fitzhugh Road at which time pedestrian crosswalks can be added. Sidewalks are frequently installed within all jurisdictions leading to dead ends at property lines. This is the process that allows future intersection improvements and adjacent property development to have pedestrian connectivity points.
4. That the granting of the waiver will not have the effect of preventing the orderly development of other land in the area in accordance with the provisions of this article.	Sidewalks are required to provide for current and future pedestrian connectivity to adjacent properties to the north, south and east.

Planning Department Staff Report

Summary and Recommendation

Based on the above findings and reasoning, Staff recommends denial of the Waiver Application but does approve the placement of the sidewalks on private property, within a public easement.

Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the-site, and notice was placed on the City Website.

Meetings Schedule

September 22, 2020 Planning and Zoning Commission

October 13, 2020 City Council

Attachments

Exhibit 1 – Variance Application

Exhibit 2 – Applicant Variance Justification

Exhibit 3 – Lighting Ordinance Agreement

Exhibit 4 – Photos of Intersection

Exhibit 5 – Parkland Dedication

Recommended Action	Deny the requested Variance
Alternatives/Options	Approve the Variance with no or conditions.
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A

CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION

Case Number (staff use only): _____-____

CONTACT INFORMATION

PROPERTY OWNER NAME LeFevre Holdings, LLC

STREET ADDRESS 31987 Mirela Ann Lane

CITY Dripping Springs STATE Texas ZIP CODE 78620

PHONE (805) 598-9200 EMAIL gymmom805@gmail.com

APPLICANT NAME Jon Thompson

COMPANY J Thompson Professional Consulting, LLC

STREET ADDRESS PO Box 172

CITY Dripping Springs STATE Texas ZIP CODE 78620

PHONE (512) 568-2184 EMAIL jthompsonconsultingds@gmail.com

APPLICATION TYPE

☐ ALTERNATIVE STANDARD ■ VARIANCE

☐ SPECIAL EXCEPTION ☐ WAIVER

PROPERTY INFORMATION	
PROJECT NAME	Ghost Hill Ranch, Section 2
PROPERTY ADDRESS	31430 RR 12
CURRENT LEGAL DESCRIPTION	Ghost Hill Ranch, Lot 1
TAX ID#	R169001
LOCATED IN	☐ CITY LIMITS ■ EXTRATERRITORIAL JURISDICTION ☐ HISTORIC DISTRICT OVERLAY

- Description of request & reference to section of the Code of Ordinances applicable to request:

DS Code of Ordinances, Chapter 28, Exhibit A, "Subdivisions", Section 15, "Sidewalks", is the applicable section that we're requesting the variance from. The request is to not provide what is anticipated by the City to be sidewalks that would be placed alongside RR12.

- Description of the hardship or reasons the Alternative Standard/Special Exception/Variance / Waiver is being requested:

See attached exhibit for fuller explanation.

- Description of how the project exceeds Code requirements in order to mitigate or offset the effects of the proposed alternative standard/special exception/variance/waiver:

This site plan exceeds the Code requirements by providing multiple trails and sidewalks internally in what will be a mixed use development providing pedestrian walkways for traversing the 20 acres between businesses and even proposed future connections to the adjacent property, Treaty Oak Distillery and associated properties, that would not be required by the City sidewalk requirements. The

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Jon Thompson is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.
(As recorded in the Hays County Property Deed Records, Vol. _____, Pg. _____.)

JENNIFER LEFEVRE WILLIAM KEITH LEFEVRE
Name

MANAGER, MANAGER
Title

STATE OF TEXAS §
§
COUNTY OF HAYS §

This instrument was acknowledged before me on the 17 day of July, ~~201~~ 2020 by Jennifer LeFevre and William LeFevre

Notary Public, State of Texas

My Commission Expires: 7-19-2021

TAMMY SATTERLY WARDEN
Notary Public, State of Texas
Comm. Expires 07-19-2021
Notary ID 124959964

Jon Thompson, J Thompson Professional Consulting, LLC
Name of Applicant

All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. ***Incomplete submissions will not be accepted.*** *By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:*

Jon Thompson
Applicant Signature

July 9, 2020
Date

CHECKLIST		
STAFF	**APPLICANT**	
☐	☑	**Completed Application Form - including all required signatures and notarized**
☐	☑	Application Fee (*refer to Fee Schedule*)
☐	☑	**PDF/Digital Copies of all submitted documents** **When submitting digital files, a cover sheet must be included outlining what digital contents are included.**
☐	☑	Billing Contact Form
☐	☑	**Photographs**
☐	☑	Map/Site Plan/Plat
☐	☐	**Architectural Elevations (if applicable)** N/A
☐	☑	Description and reason for request (*attach extra sheets if necessary)*
☐	☑	**Public Notice Sign - $25**
☐	☑	**Proof of Property Ownership-Tax Certificate or Deed**
☐	☐	**Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (required if marked "Yes (Required)" on above Lighting Ordinance Section of application)** N/A - There's no above Lighting Ordinance section

ATWELL

CONSULTING. ENGINEERING. CONSTRUCTION.

June 7, 2019

City Review Team
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

RE: Ghost Hill Phase 2 – Findings of Fact for a Variance to Public Sidewalks (SD2020-0006 Site Plan)

Dear Review Team,

Atwell has reviewed the comments that were provided on June 2nd, 2020 pertaining to the submittal of the Phase 2 Of the Ghost Hill Ranch development. We received a comment from staff requiring compliance with Section 28.04.019 of the City of Dripping Springs' Code of Ordinances. It is in the best interest of the health, safety, and welfare of the public that a variance to this requirement be granted.

As mandated by Section 28.04.015(e) of the Code of Ordinances, a variance may be granted if the following provisions are met:

(1) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this article would deprive the applicant of the reasonable use of this land;

Response (1): This property is located at the southeast corner of Fitzhugh Road and Ranch Road 12. These roadways are owned and operated by Hays County and the Texas Department of Transportation respectfully. The City of Dripping Springs does not have the authority to require sidewalks within these right-of-ways which are outside of their jurisdiction. Additionally, both of these streets utilize roadside ditches for drainage conveyance. These circumstances prove to be a hardship to the development of the property as the only viable solution would be to provide sidewalks within the private property and located within a dedicated easement to the City of Dripping Springs.

(2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;

Response (2): This property has over 1,275 linear feet of right-of-way frontage which would require the installation of sidewalks within its private property. The installation of these sidewalks would account for over 6,375 square feet of impervious cover located on the private property which would directly impact the available impervious cover for the development of the remainder of the property. In comparison to recently bid construction of 5-foot sidewalks at approximately $28.00 per linear foot, this equates to an additional $35,700.00 of financial expense to the developer. Additionally, locating the sidewalk just within the private property boundary would impact the vast majority of the only trees that are located on the property. In an effort to save these trees by meandering the sidewalk, it would require the dedication of a significant amount of the private property within an easement.

(3) That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and

Response (3): This is the most significantly impactful portion of these findings of fact which will help to justify the need for the granting of this variance. The reason this requirement is in place it to promote connectivity to adjacent development; however, there is no existing infrastructure for the requested Ghost Hill Sidewalks to connect to nor are there any plans for such sidewalk connectivity. The City staff comment references connecting to the development on the north side of Fitzhugh Road; however, this property has already been fully developed with no sidewalks to connect to, and the City of Dripping Springs has not authority to require this development to retroactively install any sidewalks.

It would be extremely irresponsible to provide pedestrians with a path to the Fitzhugh Road with no safe way to cross the street. This is simply something that I, as a professional engineer, am not going to support whereas I am supposed to consider the health, safety, and welfare of the public above as else.

(4) That the granting of the variance will not have the effect of preventing the orderly development of other land in the area in accordance with the provisions of this article.

Response (4): The planned development has internal, private sidewalks throughout which will provide for adequate pedestrian travel. Additionally, there is substantial parking to be provided with this development which allows for vehicular transfer when necessary. The developer of this property has already discussed private vehicular and pedestrian connections to the Treaty Oak property with future phases which is the only pedestrian connectivity to adjacent properties that would be justified with the development of Ghost Hill Ranch.

Section 28.04.015(h) of the Code of Ordinances references an adequate basis in support of the variance:

(h) Adequate basis for variance. It shall be an adequate basis for granting a variance that doing so will enable the applicant to create additional open space, reduce impervious cover, preserve trees, maintain critical environmental features, ensure more wildlife preservation, or bring nonconforming structures (including signs) into compliance with current regulations. This section is designed to achieve a more favorable outcome for the general public than would be possible complying with the strict mandates of this article.

Response: The granting of a variance to Section 28.04.019 of the City of Dripping Springs' Code of Ordinances will in fact preserve a parkland buffer that has been planned for around the perimeter of this property; reduce unnecessary impervious cover; and preserve many large old trees.

I want to reiterate that the requirement to add public sidewalks adjacent to public right-of-ways for this property would be detrimental to the health, safety, and welfare of the public and a variance from this requirement should be granted.

Respectfully,

Connor J Overby, P.E., CPESC
Project Manager
ATWELL, LLC, TBPE Firm No. 12242
coverby@atwell-group.com

Received on/by:

Date, initials

LIGHTING ORDINANCE COMPLIANCE AGREEMENT

Property Address: 31430 RR 12, Dripping Springs, Texas 78620 (Address per HaysCAD R# 169001)

☒ Commercial ☐ Residential

Applicant's Name (and Business Name, if Applicable):
Jen LeFevre, LeFevre Holdings, LLC

Applicant's Address: 31987 Mirela Anne Road, Dripping Springs, Texas 78620

Applicant's Email: gymmom808@gmail.com

☒ **VOLUNTARY COMPLIANCE** with mitigation conditions:
In relation to the Sidewalk Variance requested for the Ghost Hill, Phase 2 & future site phases

☐ **MANDATORY COMPLIANCE:**

IF APPLYING FOR:

☐ Conditional Use Permit
☐ Zoning Amendment Application
☐ Subdivision Approval
☐ Building Permit
☐ Site Development Permit
☐ Sign Permit
☐ Alcoholic Beverage Permit
☐ Food Establishment Permit
☐ On-Site Sewage Facility Permit

By applying for a **Conditional Use Permit, Zoning Amendment Application, Subdivision Approval, or Building Permit** for a major addition, all existing outdoor lighting shall be brought into conformance with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.) before: final inspection, issuance of a certificate of occupancy, or final plot recordation.

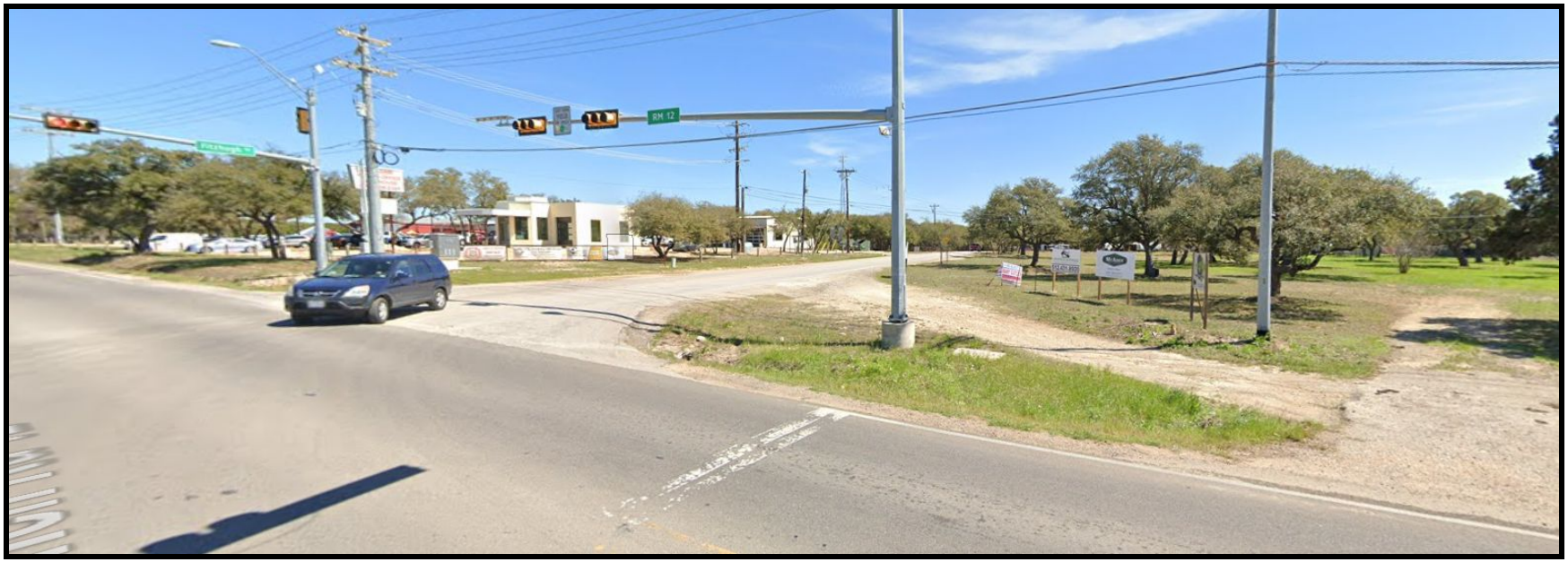
Applicants receiving a permit for: **Site Development, Sign Permit** for externally or internally-illuminated outdoor sign, initial **Alcoholic Beverage Permit**, initial **Food Establishment Permit**, and **On-Site Sewage Facility** Permit shall have a maximum of 90 days from permit issuance to conform with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.).

-*If existing lighting is nonconforming*, plans for bringing the lighting into conformance are **required** to be attached to this agreement.
-*If existing lighting is already in conformity* with the lighting ordinance, photos of all on-site lighting are **required** to be attached to this agreement for verification.

By signing below, I acknowledge that I have read and agreed to these terms and conditions and accept responsibility for conforming to the above stated ordinance specifications:

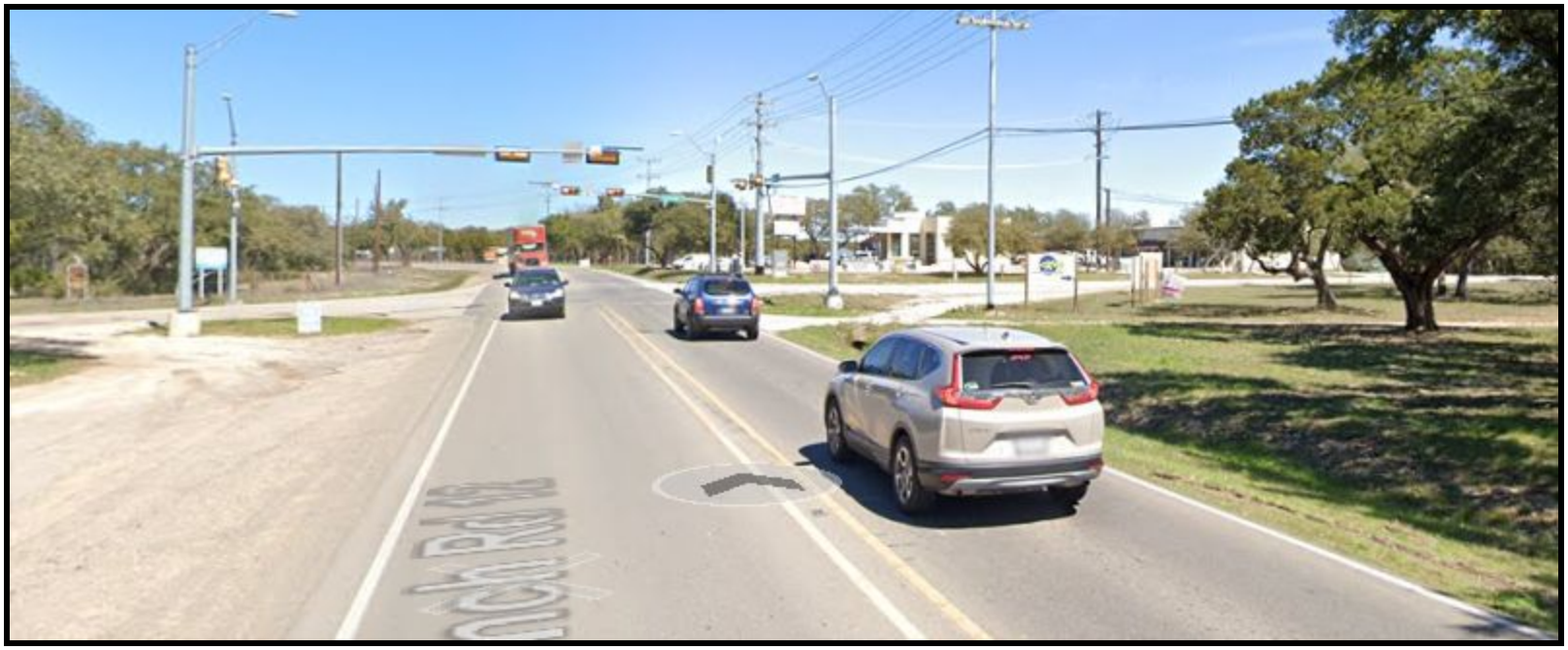
Jennifer LeFevre
Signature

7-31-2020
Date

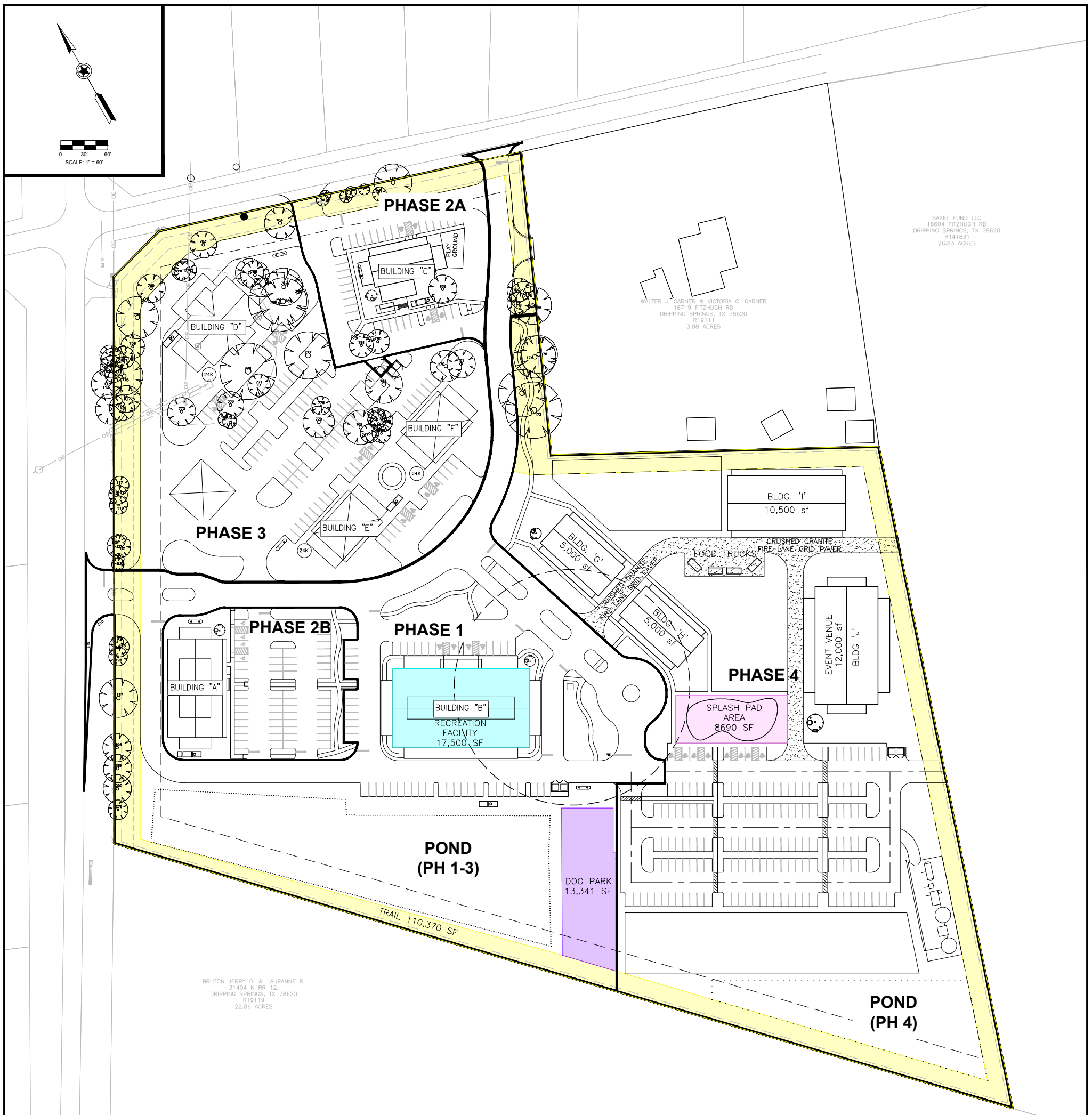


Looking northeasterly at the intersection of RR12 and Fitzhugh Road (Ghost Hill Ranch to the right - southeast corner)

At the southern quarter of the RR12 & Fitzhugh Road intersection (Ghost Hill Ranch is to the right - southeast corner)



RR12 looking north towards the intersection with Fitzhugh Road (Ghost Hill Ranch is to the right - the southeast corner)



PARKLAND

Phase	Building	Building Type		Building Area (SF)	Demand (GDP)	LUEs at 215 GPD/ LUE	Parkland Required (AC) at 1 AC/ 25 LUES
Phase 1	Building 'B'	100%	Recreation Facility	23,664	400	1.86	0.07
Phase 2A	Building 'C'	100%	Restaurant	5,758	263	1.22	0.05
Phase 2B	Building 'A'	34%	Restaurant	8,750	400	1.86	0.07
		51%	Retail		56	0.26	0.01
		15%	Coffee Shop		300	1.40	0.06
Phase 3	Building 'D'	80%	Retail	9,875	99	0.46	0.02
		20%	Restaurant		90	0.42	0.02
	Building 'E'	100%	Retail	5,700	72	0.33	0.01
	Building 'F'	100%	Retail	5,700	72	0.33	0.01
Phase 4	Building 'G'	50%	Retail	5,000	31	0.15	0.01
		50%	Restaurant		114	0.53	0.02
	Building 'H'	50%	Retail	5,000	31	0.15	0.01
		50%	Restaurant		114	0.53	0.02
	Building 'I'	100%	Retail	10,500	132	0.61	0.02
	Building 'J'	100%	Event Center	12,000	276	1.28	0.05
			Total:	**91947**	**2451**	**11.40**	**0.46**

Phase	Parkland Type	Parkland Area (SF)	Parkland Area (AC)	% Credit for Commerical Site	Credited Area (SF)	Credited Area (AC)
Phase 1	Dog Park	13,341	0.31	50%	6,671	0.15
	Recreation Facility	17,500	0.40	50%	8,750	0.20
Phase 2A	-	-	-	-	-	-
Phase 2B	-	-	-	-	-	-
Phase 3	-	-	-	-	-	-
Phase 4	Splash Pad	8,690	0.20	50%	4,345	0.10
-	Trail	110,370	2.53	50%	55,185	1.27
	Total:	**149,901**	**3.44**	**-**	**74,951**	**1.72**

LEGEND

- DOG PARK
- RECREATION FACILITY
- SPLASH PAD
- BUFFER/ TRAIL

GHOST HILL RANCH
OVERALL PARKLAND

ATWELL
512.350.4200 www.atwell-group.com
TBPE NO. 12242
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78704

Subdivision Project Name	City Limits / ETJ	Location	Description	Status
Driftwood Phase 3	ETJ	17901 RM 1826	1 lot subdivision	Waiting on the County
SUB2018-0038_Caliterra Ph 4 Sec 11_FP	ETJ	RR12 & FM 150	Subdivision of 108 Residential lots	Turned in Plat amendment adding additional ROW, Comments have been issued.
SUB2018-0043_Treaty Oak Subdivision MP	ETJ	16604 Fitzhugh Rd	1 Lot subdivision	Waiting on resubmittal
SUB2018-0061 Headwaters at Barton Creek_AP	ETJ	2401 E Hwy 290	Edits to metes and bounds error	Waiting on resubmittal/ everyone approved as of 6/25/2019
SUB2019-0012 Headwaters at Barton Creek Ph. 4 Sec. 2 FP	ETJ	Intersection of Headwaters Blvd and Hazy Hills Loop	Residential, Drainage/Water Quality/MUD Utility, Future Development 32 lots	Waiting on resubmittal
SUB2019-0013 Headwaters at Barton Creek Ph. 4 Sec. 3 FP	ETJ	Intersection of Headwaters Blvd and Hazy Hills Loop	Residential, Drainage/Water Quality/MUD Utility, Future Development 44 lots	Waiting on resubmittal
SUB2019-0014 Headwaters at Barton Creek Ph. 4 Sec. 4 FP	ETJ	Intersection of Headwaters Blvd and Hazy Hills Loop	Residential, Drainage/Water Quality/MUD Utility, Future Development 112 Lots	Waiting on resubmittal
SUB2019-0017 Parten Ranch Amenity Center MP	ETJ	NW Corner of Two Creeks Lane and Parten Ranch Pkwy	1 Lot for amenity center	Waiting on the County
SUB2019-0023 Driftwood Golf & Ranch Club Phase. 1 CP	ETJ	10450 FM 967 N Side	42 Lot Subdivision on 59.14 acres	Waiting on resubmittal
SUB2019-0029 Arrowhead Ranch Ph. 4 FP	CL	Arrowhead Ranch Blvd	162 Lot Subdivison- 155 SF Lots	In recordation process
SUB2019-0041 Headwaters Ph. 4 Sec. 6 CP	ETJ	Intersection of Headwaters Blvd and Hazy Hills Loop	4 Lot subdivision	Waiting on the County
SUB2019-0044 Caliterra Ph/2 Sec 7 Block F Lot 9 AP	ETJ	Peakside Circle	amended plat	waiting on resubmittal
SUB2019-0049 Driftwood Club Core Ph. 1 CP	ETJ	582 Thurman Roberts Way	infrastructure for subdivision	Waiting on resubmittal
SUB2019-0050 Driftwood Golf and Ranch Club Ph. 2 FP	ETJ	Thurman Roberts Way	57 SF lots, 3 Open Space, 4 Golf Course Lots, 8 ROW lots	waiting on fiscal or construction completion
SUB2019-0051 Driftwood Club Core Ph. 2 CP	ETJ	Thurman Roberts Way	infrastructure for subdivision	Waiting on Resubmittal
SUB2019-0060 Driftwood Phase 1 Section 2 CP	ETJ	Thurman Roberts Way	Update to WW and Rainwater Service details	Under Review
SUB2019-0061 Revision to Driftwood Phase 1 Section 1 Retrofit	ETJ	Thurman Roberts Way	Accomadations for additional lot	Gathering signatures
SUB2019-0062 Big Sky Ranch Phase 2 CP & FP	CL	Lone Peak Way	188 Single Family, Drainage, and Open Space lots	construction plans are approved, waiting on resubmittal for the final plat
SUB2020-0002 Headwaters at Barton Creek, Phase 5, sections 1&2 CP	ETJ	headwaters blvd and sage thrasher circle	188 Residential Lots, Open Space, MUD Utilites with WQ and drainage improvements	Gathering signatures
SUB2020-0005 Highpointe phase II 2A-2B, lots 7&8. Block C AP	ETJ	118 Red River Cover Austin	amended plat	Gathering signatures
SUB2020-0012 Parten Ranch Phase 3 CP	ETJ	1.5 Miles Southwest of Nutty Brown and 1826	Single Family Subdivision	Under Review
SUB2018-0055 Quik Trip #4133 Addition Minor Plat	CL	16460 Sawyer Ranch Rd	remaining portion of tract A of the Sawyer Springs Subdivision P.R.	waiting on resubmittal
SUB2020-0017 611 Butler Ranch Road	ETJ	611 Butler Ranch Road		under review (Became a variance)
SUB2020-0019 Polo Club Pond Restoration	Etj	Polo Club Drive, Austin, TX	Install erosion stabilization measures for outfalls of the amenity ponds at the Polo Club at Rooster Springs.	Waiting on Resubmittal
SUB2020-0024 Reunion Ranch WWTP Expansion	etj	100 Jayne Cove	Expanding the Wastewater treatment plant	under review
SUB2020-0020 Polo Business Park East MP	etj	13550 US 290	1 lot subdivision to create a legal lot	under review

ADMINISTRATIVE APPROVAL PROJECTS				
Site Development Project Name	**City Limits / ETJ**	**Location**	**Description**	**Status**
SD2019-0005 7-ELEVEN Hwy 290	CL	1711-A Hwy 290	8 fuel pumps, 2 underground storage tanks and the required infrastructure, 2.12 acre site.	Waiting on Resubmittal
SD2019-0006_Dog N Bone	CL	310 Old Fitzhugh Rd	Food Trailor and Site improvements	Waiting on resubmittal
SD2019-0017 Storserv	ETJ	E Hwy 290	Self Storage facility	approved w conditions
SD2019-0024 Jasons Deli	CL	165 Hargraves Dr	Restaurant	Waiting on resubmittal
SD2019-0025 Merrit Hill Country Amendment	CL	28725 RR 12	minor amendment	Waiting on resubmittal
SD2019-00026 DSWSC Filling Station	CL	198 Creek Rd		Gathering Signatures
SD2019-0032 Coffman Real Estate	CL	27401 RR 12	Parking lot improvements	Waiting on resubmittal
SD2019-0036 Hart Lane Homes	ETJ	120 Hart Lane	3 SF homes	Waiting on resubmittal
SD2019-0041 Driftwood Creek Temporary Kitchen	ETJ	415 Thurman Roberts Way	Temporary kitchen facitilty comprised of 2 shipping containers	Waiting on resubmittal (started work w/o permit)
SD2019-0042 Hamburger Hill_Lot 2	CL	616 W HWY 290	Construction of 2 new commercial structures for office use	Waiting on resubmittal
SD2020-0006 Ghost Hill Ranch Phase 2	ETJ	31430 Ranch Road 12, Dripping Springs, Texas	Two Commercial Buildings	Waiting on resubmittal
SD2020-0012 Belterra Building X	ETJ	Lot 1B-2, Block A, of the final plat of resubdivision No.3 of North Belterra Commerical Subdibision	12,600 SF retail building with associated parking and utility improvements	Waiting on resubmittal
SD2020-0016 100 N Canyonwood Dr	etj	100 N Canyonwood Dr	2 office buildings	Waiting on resubmittal
SD2020-0017 Home Depot TRC	cl	260 E Hwy 290	tool rental center	Waiting on resubmittal
SD2020-0018 DSWSC Elevated Storage Tank	etj	Hart Lane	elevated Storage tang	Gathering Signatures
SD2020-0019 Headwaters Professional Offices	cl	Hwy 290 & Kibo Ridge	2 Commercial Buildings	Approved w/ Conditions
SD2020-0020 Revision to Texas Regional Bank	cl	333 E Hwy 290 #305, Dripping Springs, TX 78620	The Site Development Plans have been revised for connectivity between the current site and future development	Approved w/ Conditions
SD2020-0022 Skye Headwaters Revision 2	cl	201 Headwaters Blvd.	Reverting back to the originally approved project.	under review
SD2020-0024 421 Sportsplex Correction	cl	421 Sportsplex	adding retaining wall	under review
SD2020-0026 Lavender Springs	etj	13701 Trautwein	Construction of an assisted living building, parking areas, water service line, on-site sewage facility, and storm water detention pond.	Waiting on resubmittal
SD2020-0027 Velocity Credit Union	limited purpose district	Lot 1 Block E of Bush Ranch Phase 1 Revised Subdivision	Construction of an assisted living building, parking areas, water service line, on-site sewage facility, and storm water detention pond.	Waiting on resubmittal
SD2020-0023 Dripping Springs Elementary #5 Aka 2020-1412	etj	11091 Darden Hill Road	Educational institute comprised of 5.0 acres of Lot 74 of the Onion Creek Ranch Subdivision	under review
SD2020-0028 DSMS Remodel AKA 2020-1495	CL	111 & 113 Tiger Lane	This project includes a new building for the relocation of Walnut Springs Elementary School, designed to serve 850 students to be built south of the existing Dripping Springs Middle School. Additional site and interior improvements proposed at DSMS and are included in this scope. Sanitary sewer and demolition have been submitted for approval separately.	Under review
SD2020-0029 Headwaters Phase II	CL	Kibo Ridge and Hwy 290	this project includes the construction of four 3-story apartment buildings, associated parking and drives, and utilities	waiting on resubmittal
SD2020-0030 Howard Ranch Commercial	Cl	FM 150 and RR12	one 5. 110-sf general store/fueling station, two 10,400-sf retail stores, two 6.800-sf retail stores. One 17.600-sf retail store, and a 10,350-sf live/work building to be located on 7.391 acres	Waiting on resubmittal
SD2020-0031 ATX Drainage and Landscaping	ETJ	13400 Nutty Brown Road	construction of a landscape yard, associated 6.055 sqft office/warehouse and parking	Waiting on resubmittal
SD2020-0032 Big Sky Ranch Amenity Center	CL	Lone Peak Way	amenity center for Big Sky Ranch within Phase 2	Waiting on resubmittal
SD2020-0033 Hill Country Senior Citizen Activity Center	CL	1310 US-290, DRIPPING SPRINGS, TX 78620	A 3,150 sq ft building is proposed.	Waiting on resubmittal
SD2020-0034 27950 RR 12	CL	27950 RR 12	To place (temporarily - as limited by the CUP) a tent and 3 shipping containers on the property for the purposes of storage only.	Waiting on resubmittal
SD2020-0035 Harrison Hills Business Park	CL	North of Whisenant, across from Founders Ridge (No address given)	Infrastructure including construction of Driveway to 12, water quality and detention ponds, utilites, offsite improvements for wastewater tie in	Waiting on resubmittal
SD2020-0036 Arrowhead Ranch Amenity Center Revision	Cl	Arrowhead Ranch Blvd	Proposed Site Development for future arrowhead ranch amenity Center	Approved w/ conditions
SD2020-0037 Sawyer Ranch Phase 2 Lot 2A Revision	CL	13441 W US Hwy 290	Site Development Improvements for Lot 2A, 5.5982 acres of the Sawywer Ranch Subdivision. Commercial buildings, associated parking, utilites and sidewalks	Waiting on resubmittal
SD2020-0038 Belterra Building X2	ETJ	Lot 1B--2 LTD	The project is proposing a 5,063 SF retail building with associated parking and utility improvements	under review
SD2020-0040 Forbes Tract Revision	ETJ	14300 FM 1826	proposed revision would include switching from a bar ditch conveyance system to an underground drainage system	under review
SD2020-0041 Skybridge Academy	CL	26540 Ranch road 12	deck addition at rear of building for outdoor classroom	under review
SD2020-0042 31300 RR 12 Vet Clinic	ETJ	31300 RR 12	permitting an existing gravel parking lot	under review
SD2020-0043 Sidecar Shed	CL	501 Old Fitzhugh Rd	Rebuild existing shed to house walk-in cooler, expand storage, repair pathway.	under review
SD2020-0044 Founder Parking Lot Improvements	CL	419 Founders Park Rd	Install an asphalt parking area consisting on approximately 48 parking spaces within Founders Memorial Park.	under review