



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs
Council Chambers, 511 Mercer St, Dripping Springs, TX
Tuesday, November 09, 2021 at 6:30 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

Mim James, Chair
James Martin, Vice Chair
Christian Bourguignon
Doug Crosson
John McIntosh
Evelyn Strong
Tammie Williamson

Staff, Consultants and Appointed/Elected Officials

City Administrator Michelle Fisher
Deputy City Administrator Ginger Faught
City Attorney Laura Mueller
City Secretary Andrea Cunningham
Planning Director Howard Koontz
Senior Planner Tory Carpenter
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 October 12, 2021 and October 26, 2021, Planning & Zoning Commission regular meeting minutes.**
- 2. Disapproval of SUB2021-0060: an application for Parten Ranch Phase 6 & 7 Preliminary Plat for a 129.0 acre tract located on Parten Ranch Parkway near Running Bird Road out of the Seaborn J. Whatley and Lamar Moore Surveys. Applicant: Dan Ryan, LJA Engineering**
- 3. Disapproval of SUB2021-0061: an application for Big Sky Ranch Phase 3 Final Plat for a 81.71 acre tract located at the intersection of Sue Peaks Loop and Diablo Rim Terrace out of the Philip A. Smith Survey. Applicant: Christopher Reid, Doucet & Associates.**
- 4. Disapproval of SUB2021-0062: an application for Big Sky Ranch Phase 4 Final Plat for a 212.4 acre tract located at the intersection of Lone Peak Way and Bartlett Peak Lane out of the Philip A. Smith Survey. Applicant: Christopher Reid, Doucet & Associates.**
- 5. Approval of SUB2020-0040: an application for Esperanza Phase 2 Final Plat for a 52.4 acre tract located at the intersection of Bell Springs Road and Prairie Clover Drive out of the B.F. Hannah Survey. Applicant: Adrian Rosas, TRE & Associates.**
- 6. Approval of SUB2021-0046: an application for Driftwood GRC Phase 3 Final Plat for a 56.33 acre tract located on Driftwood Ranch Drive out of the Frelove Woody Survey. Applicant: Ronee Gilbert, Murphee Engineering Company.**
- 7. Disapproval of SUB2021-0064: an application for Caliterra Phase 4 Section 11 Final Plat for a 39.911 acre tract located at Soaring Hill Road and Fish Trap Road out of the Philip A. Smith Survey. Applicant: Bill Coach, Carlson Brigrance and Doering.**

EXECUTIVE SESSION

The Planning & 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 & 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.

- 8. Consultation with City Attorney related to planning matters, wastewater capacity, comprehensive plan, and processes related to approvals. 551.071, Consultation with City Attorney.**

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

November 23, 2021, at 6:30 p.m.

December 14, 2021, at 6:30 p.m.

December 28, 2021, at 6:30 p.m.

City Council & BOA Meetings

November 16, 2021, at 6:00 p.m. (CC)

December 7, 2021, at 6:00 p.m. (CC & BOA)

December 21, 2021, at 6:00 p.m. (CC)

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.

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **November 5, 2021, at 11:00 a.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, October 12, 2021 at 6:30 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair James called the meeting to order at 6:00 p.m.

Commission Members present were:

Mim James, Chair
James Martin, Vice Chair
Christian Bourguignon
Doug Crosson
John McIntosh
Evelyn Strong
Tammie Williamson

Staff, Consultants & Appointed/Elected Officials

Deputy City Administrator Ginger Faught
City Secretary Andrea Cunningham
Planning Director Howard Koontz
Senior Planner Tory Carpenter
City Engineer Chad Gilpin
Transportation Consultant Leslie Pollack
Mayor Pro Tem Taline Manassian
Council Member Sherrie Parks

PLEDGE OF ALLEGIANCE

Commissioner McIntosh led the Pledge of Allegiance to the Flag.

PRESENTATION OF CITIZENS

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presentation of citizens from the city secretary. By law no action may be taken during Presentation of Citizens.

No one 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 Commission considered Consent Agenda Items individually.

1. Approval of the September 28, 2021, Planning & Zoning Commission regular meeting minutes.

A motion was made by Vice Chair Martin to approve the September 28, 2021, Planning & Zoning Commission regular meeting minutes. Commissioner Crosson seconded the motion which carried unanimously 6 to 0 to 0, with Commissioner Bourguignon abstaining.

2. Approval of the 2022 Planning & Zoning Commission meeting calendar.

A motion was made by Commissioner Williamson to approve the 2022 Planning & Zoning Commission meeting calendar. Vice Chair Martin seconded the motion which carried unanimously 7 to 0.

3. Disapproval of SUB2021-0052: an application for Cannon Ranch Preliminary Plat for a 100.58 acre tract located at the intersection of Cannon Ranch Road and US 290 out of the Philip A. Smith Survey No. 26, Abstract 415 and the C.H. Malott Survey, Abstract 693. Applicant: Jake Helmburg, Doucet & Associates

A motion was made by Vice Chair Martin to deny approval of SUB2021-0052: an application for Cannon Ranch Preliminary Plat for a 100.58 acre tract located at the intersection of Cannon Ranch Road and US 290 out of the Philip A. Smith Survey No. 26, Abstract 415 and the C.H. Malott Survey, Abstract 693. Commissioner McIntosh seconded the motion which carried unanimously 7 to 0.

4. Disapproval of SUB2021-0054: an application for Driftwood Phase 2 Final Plat for a 19.30 acre tract located along the west side of Thurman Roberts Way north of its intersection with RM 1826 out of the Frelove Woody Survey, Abstract 20. Applicant: Tory Miller, P.E., Murphee Engineering Company

A motion was made by Vice Chair Martin to deny approval of SUB2021-0054: an application for Driftwood Phase 2 Final Plat for a 19.30 acre tract located along the west side of Thurman Roberts Way north of its intersection with RM 1826 out of the Freelove Woody Survey, Abstract 20. Commissioner McIntosh seconded the motion which carried unanimously 6 to 0 to 0, with Commissioner Crosson abstaining.

BUSINESS

5. Discuss and consider recommendation regarding an Ordinance Amending Article 22.04 – Transportation Plan, Section 22.04.001, and related to Adoption of the 2021 Transportation Master Plan.

a. Presentation and Staff Report – Leslie Pollack gave a presentation which is on file. Staff recommends approval of the plan.

b. Public Hearing – The following individuals spoke regarding the plan citing concerns with roundabouts, city and county continuity, impact on existing neighborhoods and landowners, encroachment on private property and the 150 extension.

- | | | |
|-------------------|-------------------|--------------|
| Chris Hill | Jan Wesson | Jason Wesson |
| Yolanda Smith | Patricia Arvidson | Karen Hill |
| Mary Beth Allsure | Kathy Epperson | |

c. Transportation Master Plan – A motion was made by Vice Chair Martin to recommend City Council approval of an Ordinance Amending Article 22.04 – Transportation Plan, Section 22.04.001, and related to Adoption of the 2021 Transportation Master Plan. Commissioner Bourguignon seconded the motion which carried unanimously 7 to 0.

EXECUTIVE SESSION

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The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

- October 26, 2021, at 6:30 p.m.
- November 9, 2021, at 6:30 p.m.
- November 23, 2021, at 6:30 p.m.

City Council & BOA Meetings

- October 19, 2021, at 6:00 p.m. (CC)

November 2, 2021, at 6:00 p.m. (CC & BOA)
November 16, 2021, at 6:00 p.m. (CC)

ADJOURN

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

This regular meeting adjourned at 7:48 p.m.



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, October 26, 2021 at 6:30 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair James called the meeting to order at 6:31 p.m.

Commission Members present were:

Mim James, Chair
James Martin, Vice Chair
Christian Bourguignon
Tammie Williamson

Commission Members absent were:

John McIntosh
Doug Crosson
Evelyn Strong

Staff, Consultants & Appointed/Elected Officials present were:

City Secretary Andrea Cunningham
Planning Director Howard Koontz
Senior Planner Tory Carpentar

PLEDGE OF ALLEGIANCE

Vice Chair Martin led the Pledge of Allegiance to the Flag.

PRESENTATION OF CITIZENS

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No one 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.

1. **Disapproval of SUB2021-0048: an application to consider the final plat of Driftwood Phase 1 Section 4, an approximately 4.723 acre tract of land situated in the Fannie A. Darden Survey, Tract A, in Hays County, Texas. Applicant: Stephen Delgado, Atwell, LLC.**
2. **Disapproval of SUB2021-0058: an application to consider the final plat of Parten Ranch Phase 4 an approximately 73.81 acre tract of land situated in the Lamar Moore Survey Abstract 323 in Hays County, Texas. Applicant: Daniel Ryan, LJA Engineering**

A motion was made by Vice Chair Martin to approve Consent Agenda Items 1 and 2, denying approval of SUB2021-0048 and SUB2021-0058. Commissioner Williamson seconded the motion which carried unanimously 4 to 0.

BUSINESS

3. **Public hearing and consideration of a recommendation regarding ZA2021-0008: an application for a zoning amendment and Conditional Use Overlay to consider a proposed zoning map amendment from Two-Family Residential - Duplex (SF-4) to Single Family Residential - Town Center (SF-3) for an approximately 1.85 acres out of the W T Chapman # 5 subdivision. Applicant: John Doucet, P.E., Doucet & Associates, Inc.**
 - a. **Presentation** – John Doucet gave a presentation which is on file.
 - b. **Staff Report** – Tory Carpenter presented the staff report which is on file. Staff recommends approval of the application for zoning amendment and conditional use overlay.
 - c. **Public Hearing** – No one spoke during the Public Hearing.
 - d. **Zoning Amendment** – A motion was made by Vice Chair Martin to approve ZA2021-0008: an application for a zoning amendment and Conditional Use Overlay to consider a proposed zoning map amendment from Two-Family Residential - Duplex (SF-4) to Single Family Residential - Town Center (SF-3) for an approximately 1.85 acres out of the W T Chapman # 5 subdivision. Commissioner Bourguignon seconded the motion which carried unanimously 4 to 0.

4. Public hearing and consideration of recommendation regarding VAR2021-0021: an application for a variance to allow a structure to be built within the rear setback at 430 Goodnight Trail. Applicant: Antoine Myc.

a. Presentation – No presentation was given. Applicant has requested withdrawal of the application.

b. Staff Report – Tory Carpenter’s staff report is on file. The applicant has requested the application be withdrawn.

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

d. Variance – A motion was made by Commissioner Bourguignon to accept the withdrawal request regarding VAR2021-0021: an application for a variance to allow a structure to be built within the rear setback at 430 Goodnight Trail. Commissioner Williamson seconded the motion which carried unanimously 4 to 0.

PLANNING & DEVELOPMENT REPORTS

5. Planning Department Report

a. Update on upcoming PDD requests – Howard Koontz and Tory Carpenter presented the update which is on file.

- 1) New Growth
- 2) Village Grove

b. Future Meeting Times and Schedules – Howard Koontz discussed meeting frequency and time and options for meetings in 2022.

EXECUTIVE SESSION

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The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

November 9, 2021, at 6:30 p.m.

November 23, 2021, at 6:30 p.m.

City Council & BOA Meetings

November 2, 2021, at 6:00 p.m. (CC & BOA)

November 16, 2021, at 6:00 p.m. (CC)
December 7, 2021, at 6:00 p.m. (CC & BOA)
December 21, 2021, at 6:00 p.m. (CC)

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 7:39 p.m.



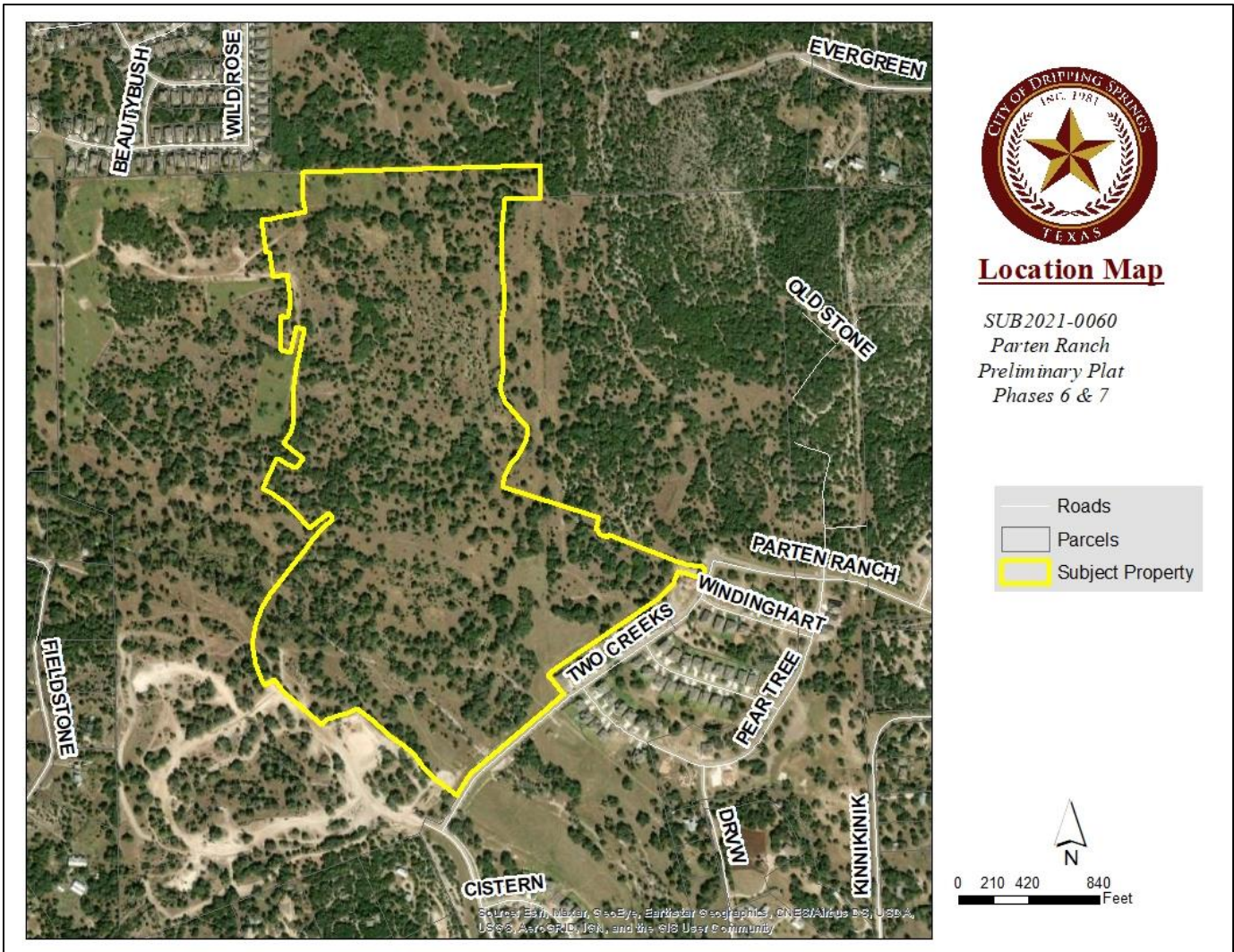
Planning & Zoning Commission Planning Department Staff Report

Item 2.

P&Z Meeting: November 9, 2021
Project Number: SUB2021-0060
Project Planner: Tory Carpenter, Senior Planner

Item Details

Project Name: Parten Ranch, Phases 6 & 7
Property Location: Parten Ranch Parkway near Running Bird Road
Legal Description: 129.0 acres out of the Seaborn J. Whatley and Lamar Moore surveys
Applicant: Dan Ryan, P.E. – LJA Engineering, Inc.
Property Owner: HM Parten ranch Development, Inc.
Request: A residential preliminary plat.



Overview

The applicant is requesting approval of a preliminary plat consisting of 122 residential lots.

Action Requested

Disapproval to address comments.

Site Information

Location:

Cannon Ranch Road at US 290.

Zoning Designation: N/A (ETJ)

Property History

A development agreement was approved for this property in 2016. Preliminary plats for phase 1 thru 5 have been approved and phase 8 is the only outstanding phase after approval of this preliminary plat.

Recommendation

Staff is recommending disapproval.

Attachments

Exhibit 1 – Plat

Exhibit 2 - Application

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



DRIPPING SPRINGS
Texas

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384
Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

PRELIMINARY PLAT APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: _____

DATE: 9/21/2021

NOT SCHEDULED

NOT SCHEDULED

CONTACT INFORMATION

APPLICANT NAME Dan Ryan, P.E.

COMPANY LJA Engineering, Inc.

STREET ADDRESS 7500 Rialto Boulevard Building II, Suite 100

CITY Austin STATE Texas ZIP CODE 78735

PHONE (512) 439-4700 EMAIL dryan@lja.com ; jreyes@lja.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 78703

PHONE 512-477-2439 EMAIL jay@jayhann.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	HM Parten Ranch Development, Inc.
PROPERTY ADDRESS	End of Parten Ranch Parkway near Running Bird Road Intersection.
CURRENT LEGAL DESCRIPTION	203.271 ACRES OF LAND IN THE SEABORN J. WHATLEY SURVEY A-18 AND THE LAMAR MOORE SURVEY A-323 AND A PORTION OF THE 521.542 ACRES RECORDED IN DOC #2016-16004247
TAX ID #	R16615
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	129.03
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	ESD #6 and ESD #1
ZONING/PDD/OVERLAY	Dripping Springs ETJ
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Parten Ranch Parkway</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Parten Ranch Development Agreement</u>

ENVIRONMENTAL INFORMATION	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input type="checkbox"/> YES <input type="checkbox"/> NO
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	<input type="checkbox"/> YES <input type="checkbox"/> NO

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Parten Ranch Phase 6 & 7
TOTAL ACREAGE OF DEVELOPMENT	129.03
TOTAL NUMBER OF LOTS	126
AVERAGE SIZE OF LOTS	
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL/OTHER: <u>Drainage/Open Space</u>
# OF LOTS PER USE	RESIDENTIAL: <u>122</u> COMMERCIAL: _____ INDUSTRIAL: <u>4</u>
ACREAGE PER USE	RESIDENTIAL: <u>33.46</u> COMMERCIAL: _____ INDUSTRIAL: <u>83.57</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>9370</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	

COMMENTS: _____

TITLE: VP SIGNATURE: *Dall*

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)?
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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.)

Daniel Ryan, P.E.

Applicant Name

[Handwritten Signature]

9/20/2021

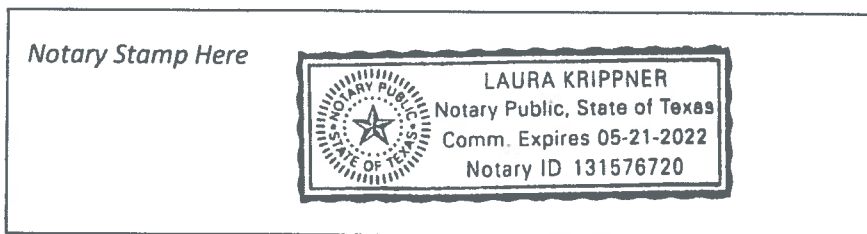
Applicant Signature

Laura Kruppner

Date
9.20.2021

Notary

Date



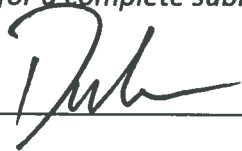
HM Parten Ranch Development, Inc.

Property Owner Name

[Handwritten Signature]
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: 9-22-2021

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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input type="checkbox"/>	Preliminary Drainage Study
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Plats (3 copies required – 11 x 17)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility Service Provider “Will Serve” Letters
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County,)

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing Hays County 911 addressing approval (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication Submittal (narrative, fees)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/>	ITE Trip Generation Report, or if required; a Traffic Impact Analysis
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)]
<input type="checkbox"/>	<input type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Hays Trinity Groundwater Conservation District approval of water well (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff
PRELIMINARY PLAT INFORMATION REQUIREMENTS		
<input type="checkbox"/>	<input type="checkbox"/>	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.
<input type="checkbox"/>	<input type="checkbox"/>	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.
<input type="checkbox"/>	<input type="checkbox"/>	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.
<input type="checkbox"/>	<input type="checkbox"/>	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)
<input type="checkbox"/>	<input type="checkbox"/>	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;
<input type="checkbox"/>	<input type="checkbox"/>	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.
<input type="checkbox"/>	<input type="checkbox"/>	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.
<input type="checkbox"/>	<input type="checkbox"/>	Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities
<input type="checkbox"/>	<input type="checkbox"/>	Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data
<input type="checkbox"/>	<input type="checkbox"/>	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
<input type="checkbox"/>	<input type="checkbox"/>	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.
<input type="checkbox"/>	<input type="checkbox"/>	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

		<p>(FEMA) information; and</p> <ul style="list-style-type: none"> - 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.
<input type="checkbox"/>	<input type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> • Owner responsible for operation and maintenance of stormwater facilities. • Owner/operator of water and wastewater utilities. • Owner/operator of roadway facilities
<input type="checkbox"/>	<input type="checkbox"/>	<p>Schematic Engineering plans of water and sewer lines and other infrastructure</p>

		(including sizes) to be constructed in the subdivision; the proposed connections to distribution mains shall be indicated
<input type="checkbox"/>	<input type="checkbox"/>	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.
<input type="checkbox"/>	<input type="checkbox"/>	All Preliminary Plats shall be submitted in a legible format that complies with Hays County requirements for the filing of plats.
<input type="checkbox"/>	<input type="checkbox"/>	Existing zoning of the subject property and all adjacent properties if within the city limits.
<input type="checkbox"/>	<input type="checkbox"/>	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
<input type="checkbox"/>	<input type="checkbox"/>	<p>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.</p> <ul style="list-style-type: none"> - 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:
<input type="checkbox"/>	<input type="checkbox"/>	If any amount of surface water is to be used by the subject property, the

	<p>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).</p>
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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.

<p>Outdoor Lighting, Article 24.06</p>	<p>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.</p>
<p>Parkland Dedication, Article 28.03</p>	<p>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, and conveyance of parkland to the HOA.</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>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, and IPM (integrated pest management plan) is applicable to the entire property. Finally, two 3 inch trees shall be planted on every single family lot.</p>

<p>Subdivision, 28.02, Exhibit A</p>	<p>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).</p> <p>All public improvements will comply with the City of Dripping Springs and Hays County standards, as modified by the Development Agreement.</p> <p>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.</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>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.</p>

PARTEN RANCH, PHASES 6 & 7

SHEET NO. DESCRIPTION

- 1 TITLE PAGE
- 2 PRELIMINARY PLAN (INDEX SHEET)
- 3 PRELIMINARY PLAN (1 OF 2)
- 4 PRELIMINARY PLAN (2 OF 2)
- 5 LINE AND CURVE TABLES
- 6 PHASING PLAN

F.M. 1826

PARTEN RANCH PHASES 6 & 7
PRELIMINARY PLAN

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 48299C 0146 F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHALL BE OBTAINED WITHIN THE RIGHTS OF WAY, OPEN SPACE AND DRAINAGE EASEMENT LOTS, AND DRAINAGE EASEMENTS SHOWN ON THE ATTACHED PLAT.



LICENSED PROFESSIONAL ENGINEER DATE: 01/20/20

REVIEWED BY:

(STATE OF TEXAS)
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

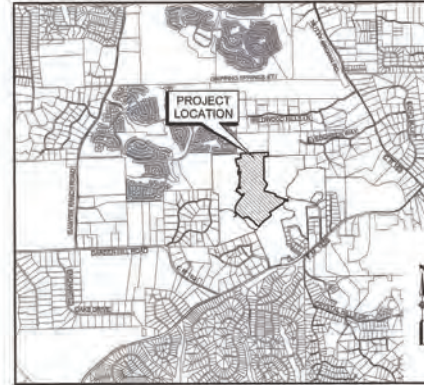
THIS PLAT, PARTEN RANCH PHASES 6 & 7 PRELIMINARY PLAN, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED

APPROVED, THIS THE ____ DAY OF ____ 20__

BY: CHAIR OR VICE-CHAIR OF THE PLANNING AND ZONING COMMISSION
ATTEST:

ANDREA CLANNINGHAM, CITY SECRETARY

HAYS COUNTY DATE



LOCATION MAP SCALE: N.T.S.

SUBMITTAL DATE:

LEGAL DESCRIPTION
123.83 ACRES OF LAND IN THE SEABORN J. WHALLEY SURVEY A-18 AND THE LAMAR MOORE SURVEY A-323 AND A PORTION OF THE 831.842 ACRES RECORDED IN BOOK # 5018-1859497 OF THE OFFICIAL PUBLIC RECORDS OF THE HAYS COUNTY, TEXAS.

BENCHMARKS
 TBM1: COTTON SPINDLE SET IN EAST SIDE A LIVE OAK 48", TAG NO. 10105, +320 EAST FROM THE NORTHEAST TERMINUS OF TWO CRENS LAKE WITHIN PARTEN RANCH SUBDIVISION PHASE 1. ELEV: 104.42. VERTICAL DATUM: NAVD 88 (GEOID 128)
 TBM2: COTTON SPINDLE SET IN NORTH SIDE OF A LIVE OAK 32", TAG NO. 10084, +300' NORTHEAST OF THE NORTHEAST CORNER OF LOT 9, BLOCK C, PARTEN RANCH SUBDIVISION PHASE 1. ELEV: 103.87. VERTICAL DATUM: NAVD 88 (GEOID 128).
 TBM3: COTTON SPINDLE SET ON NORTHEAST SIDE OF A LIVE OAK 47", TAG NO. 10079, EAST SIDE OF POND. ELEV: 103.69. VERTICAL DATUM: NAVD 88 (GEOID 128).
 TBM4: COTTON SPINDLE FOUND IN EAST SIDE OF A CEDAR 14", WEST SIDE OF KINNICKNIK LOOP, +172' NORTHEAST OF THE SOUTHEAST CORNER OF LOT 1 BLOCK B, GARIBOLDI PARK, SEC. 2 AT KINNICKNIK AND RESUBDIVISION OF PORTION OF GARIBOLDI PARK SEC. 1 AT KINNICKNIK. ELEV: 1003.28. VERTICAL DATUM: NAVD 88 (GEOID 128).

OWNERS: HM PARTEN RANCH DEVELOPMENT, INC. 1511 NORTH LAMAR BLVD AUSTIN, TX 78703 CONTACT PERSON: JAY HANNA, VP PHONE #: (512) 477-2400

ENGINEER: LJA ENGINEERING INC. FRM # F-1395 7500 RIALTO BOULEVARD BUILDING B, SUITE 100 AUSTIN TEXAS 78735 CONTACT PERSON: DANIEL RYAN, P.E. PHONE #: (512) 438-4700 FAX #: (512) 438-4716

SURVEYOR: GB PARTENERS, L.P. LAND SURVEYING CONSULTANTS T & P L.L.P. FROM REG. NO. 19494180 1812 CENTRE CREEK DR., STE. 290 AUSTIN, TX 78754 CONTACT PERSON: ALAN HORTON, P.E., R.P.L.S. PHONE #: (512) 296-2878

LAND USE SUMMARY

LAND USE	ACRE	# OF LOTS	% OF PROJECT
SINGLE FAMILY	33.46	122	27%
DRAINAGE/OPEN SPACE	78.17	4	63%
RIGHT-OF-WAY	12.00	n/a	10%
TOTAL	123.63	126	100%

RESIDENTIAL LOT SIZE

LOT SIZE	NO.
> 3 ACRES	0
1 - 3 ACRES	0
15,000 s.f. TO 1 AC	13
10,000 - 15,000 s.f.	84
0 - 10,000 s.f.	25
TOTAL LOT NO.	122

HAYS COUNTY LOT SIZE LIST

LOT SIZE	NO.
> 10 ACRES	2
5 TO 10 ACRES	1
2 TO 5 ACRES	1
1 TO 2 ACRES	0
< 1 ACRES	122
TOTAL LOT NO.	128

REVISIONS / CORRECTIONS

	TOTAL ACRES	USPVS BUVERS	TOTAL ACREAGE IMPROVED BUVERS	ALLOWABLE IMPROVED COVER 3% NET SITE AREA	PROPOSED IMPROVED COVER PER PHASE	REMARKS IMPROVED COVER	OPEN SPACE ACREAGE	SHADE TREES	OPEN SPACE IMPROVEMENT LOTS	LOT IMPROVEMENT COVER	ROADWAY/SIDEWALK IMPROVEMENT COVER
PARTEN RANCH DEVELOPMENT**	123.75	103.28	409.40	48.98	13.13	73.28	47.67	75	7	5.98	28.54
PARTEN RANCH PHASE 1*	82.98	20.14	52.419		0.88	21.77					
PARTEN RANCH PHASE 2	56.15	1.46	34.07		11.81	88.88	6.50	75	5	6.03	3.78
PARTEN RANCH PHASE 3	59.41	2.18	87.25		7.89	82.10	65.24	82	19		
PARTEN RANCH PHASE 5	49.97	3.03	43.54		8.42	42.89	22.83	89	2	1.71	3.22
PARTEN RANCH PHASE 6	73.89	0.20	17.85		11.86	21.12	39.45	81	4	3.07	3.48
PARTEN RANCH PHASES 6 & 7	123.83	40.14	80.48		17.46	13.86	78.17	122	4	11.21	9.28

*Phase 1 originally included 3.8 acres IC for the amenity which became a recreation product
**APPROXIMATE ACREAGE PER CONCEPT PLAN

NOTES:

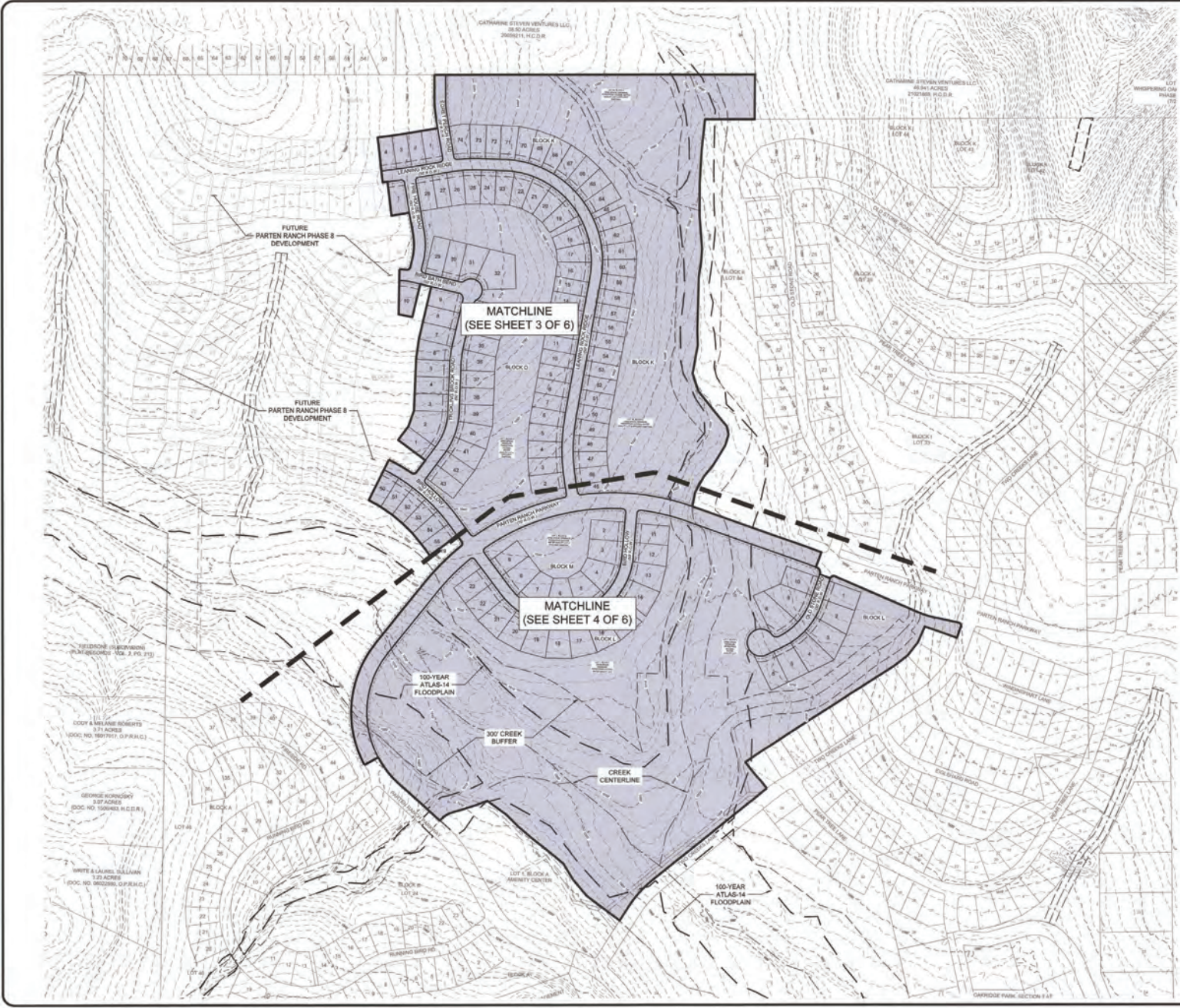
- THIS PLAT IS LOCATED ENTIRELY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
 - NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
 - THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
 - THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
 - A PORTION OF THE PLAT LIES WITHIN A DESIGNATED 100-YEAR FLOOD ZONE AS DELINEATED ON THE FLOOD INSURANCE RATE MAP NO. 48299C 0146 F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, HAYS COUNTY, TEXAS.
 - WATER SERVICE WILL BE PROVIDED BY WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY.
 - WASTEWATER SERVICE WILL BE BY SPRING HOLLOW MUD.
 - ELECTRIC SERVICES SHALL BE SUPPLIED BY FEDERAL ENERGY ELECTRIC COOPERATIVE.
 - TELEPHONE SERVICE SHALL BE SUPPLIED BY VERIZON OR AT&T.
 - ORGANIZED GAS UTILITY SERVICE WILL BE PROVIDED BY TEXAS.
 - BUILDING RETRACKS SHALL COMPLY WITH CITY ORDINANCES OF THE PARTEN RANCH DEVELOPMENT AGREEMENT, WHICHEVER IS APPLICABLE.
 - PUBLIC UTILITY EASEMENT OF 16 FEET SHALL BE LOCATED ON BOTH SIDES OF DEDICATED RIGHT-OF-WAYS.
 - ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY REQUIREMENTS IN CONFORMANCE WITH THE DEVELOPMENT AGREEMENT AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE COUNTY FOR MAINTENANCE.
- | STREET NAME | LINEAR FOOTAGE | R.O.W. | CLASSIFICATION |
|----------------------|------------------|--------|-----------------|
| OLD STONE ROAD | 478 L.F. | (90) | LOCAL ROADWAY |
| BIRD HOLLOW | 1793 L.F. | (90) | LOCAL ROADWAY |
| LEANING ROCK RIDGE | 2284 L.F. | (50) | LOCAL ROADWAY |
| FIRE HOUSE ROAD | 465 L.F. | (50) | LOCAL ROADWAY |
| BIRD BATH BEND | 324 L.F. | (50) | LOCAL ROADWAY |
| TROCKLING BROOK ROAD | 609 L.F. | (50) | LOCAL ROADWAY |
| EGGETT FERTCH ROAD | 408 L.F. | (50) | LOCAL ROADWAY |
| PARTEN RANCH PKWY. | 2754 L.F. | (75) | RURAL COLLECTOR |
| TOTAL: | 9570 L.F. | | |
- THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS REQUIREMENTS AS APPLICABLE TO THIS DEVELOPMENT.
 - AREA WITHIN NEW ROAD RIGHT-OF-WAY + 12.05 AC. (PLATED).
 - DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HAYS COUNTY REQUIREMENTS OR AS APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT.
 - SPRING HOLLOW MUD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION POND AND WATER QUALITY STRUCTURES. WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER SYSTEM LOCATED WITHIN THIS SUBDIVISION. THE HOA OR MUD SHALL BE RESPONSIBLE FOR MAINTAINING BLOCK K LOT 45, BLOCK L LOT 1, BLOCK M LOT 1, AND BLOCK O LOT 1.
 - 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, OR ITS SUCCESSORS.
 - 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.
 - PURSUANT TO CHAPTER 245 SECTION 09A (EXEMPTIONS) THE CONSTRUCTION STANDARDS ADOPTED BY HAYS COUNTY FOR THE HEALTH AND WELFARE OF THE PUBLIC ARE NOT EXEMPTED FROM CHANGE AND THIS 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.
 - ALL CULTIVETS, UNBID REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS.
 - IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTION ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ON A PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN GRANTED BY THE DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS AS SET FORTH IN TABLE T21.01 OF THE HAYS COUNTY SUBDIVISION REQUIREMENTS.
 - IN APPROVED THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TX, IT IS UNDERSTOOD THAT THE CONSTRUCTION OF ALL STREETS, ROADS, AND OTHER PUBLIC THROUGHFARES DELINEATED AND SHOWN ON THIS PLAT AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED ON SUCH STREETS, ROADS, OR OTHER PUBLIC THROUGHFARES, OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE OWNER AND / OR THE DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT, IN ACCORDANCE WITH THE PLANS AND SPECIFICATION PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TX. THE COMMISSIONERS COURT OF HAYS COUNTY, TX ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, OR OTHER PUBLIC THROUGHFARES SHOWN ON THIS PLAT OR CONSTRUCTION OF ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.
 - THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT DOCUMENT R035-19012549 BETWEEN THE CITY OF DRIPPING SPRINGS AND HM PARTEN RANCH DEVELOPMENT, INC.
 - MAIL BOXES PLACED WITHIN THE R.O.W. SHALL BE OF AN APPROVED TYSLOT OR FRWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATION (CHAPTER 72), SUBCHAPTER 2.01.
 - THE PROJECT IS LOCATED WITHIN NORTH HAYS COUNTY FIRE RESCUE.
 - SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR SPRING HOLLOW MUD.
 - DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 781.
 - TURF GRASSES ON ANY LOT WITHIN THE PROJECT WILL BE LIMITED TO ZOYISA, BUFFALO, BERBERMUDA OR OTHER NATIVE OR BROADLEAF RESISTANT GRASSES. ST AUGUSTINE GRASS WILL BE PROHIBITED.
 - TREE PLANTING: RESIDENTIAL STREET TREE REQUIREMENTS: THERE SHALL BE A MINIMUM OF TWO (2) THREE (3) INCH TREES PLANTED ON EVERY SINGLE FAMILY LOT. AT LEAST ONE OF THE TREES SHALL BE IN THE FRONT OF THE LOT.
 - WELLS: THE OWNER AGREES THAT NO NEW WATER WELLS WILL BE DRILLED TO USE TO PROVIDE POTABLE WATER TO THE PROJECT. THE OWNER MAY CONTINUE TO USE THE EXISTING WELLS ON THE PROPERTY.
 - PARKLAND DEDICATION AND SPECIFIC PARKLAND LOTS WERE APPROVED WITH THE REVIEW OF THE CONCEPT PLAN. NO PARK LOTS EXIST WITHIN PARTEN RANCH PHASES 6&7, BUT PARKLAND REQUIREMENTS WERE MET ELSEWHERE IN PARTEN RANCH. ALSO, THE REMAINDER OF PARKLAND DEDICATION WAS ADDRESSED THROUGH THE CONSTRUCTION OF THE 8 FOOT HARD SURFACE TRAIL AS AGREED TO BY THE DEVELOPER ALONG PARTEN RANCH PARKWAY. THIS EXCEEDS THE TOTAL AMOUNT OF FEES THAT WOULD BE DUE FOR THE ENTIRE PROJECT.
 - THIS PLAT IS LOCATED WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.

LJA Engineering, Inc.

7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735



Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386



- LEGEND**
- PROPOSED BOUNDARY
 - - - 10' P.U.E.
 - - - BUILDING SETBACK
 - - - CREEK BUFFER
 - █ 100 YR FLOODPLAIN - CALCULATED (ATLAS-14 PRECIPITATION)

PARTEN RANCH PHASES 6 & 7
PRELIMINARY PLAT (INDEX SHEET)

NO.	DATE	BY	DESCRIPTION

DATE: 11/17/2021
 DESIGNED BY: DANIEL RYAN
 CHECKED BY: JACOB BY
 DRAWN BY: JACOB BY
 APPROVED BY: DANIEL RYAN

LJA Engineering, Inc.
 10000 S. 100th St., Suite 100
 Aurora, Texas 78205
 Phone: 817.242.8710
 Fax: 817.242.8710
 FPM - F-1395

JOB NUMBER: A311-0412
 SHEET NO: **2**
 OF 6 SHEETS



- LEGEND**
- PROPOSED BOUNDARY
 - 10' P.U.E.
 - BUILDING SETBACK
 - CREEK BUFFER
 - 100 YR FLOODPLAIN - CALCULATED (ATLAS-14 PRECIPITATION)

PARTEN RANCH PHASES 6 & 7
PRELIMINARY PLAT (SHEET 1 OF 2)

NO.	REVISIONS	DATE	BY	DESCRIPTION

DATE: _____

DESIGNED BY: _____

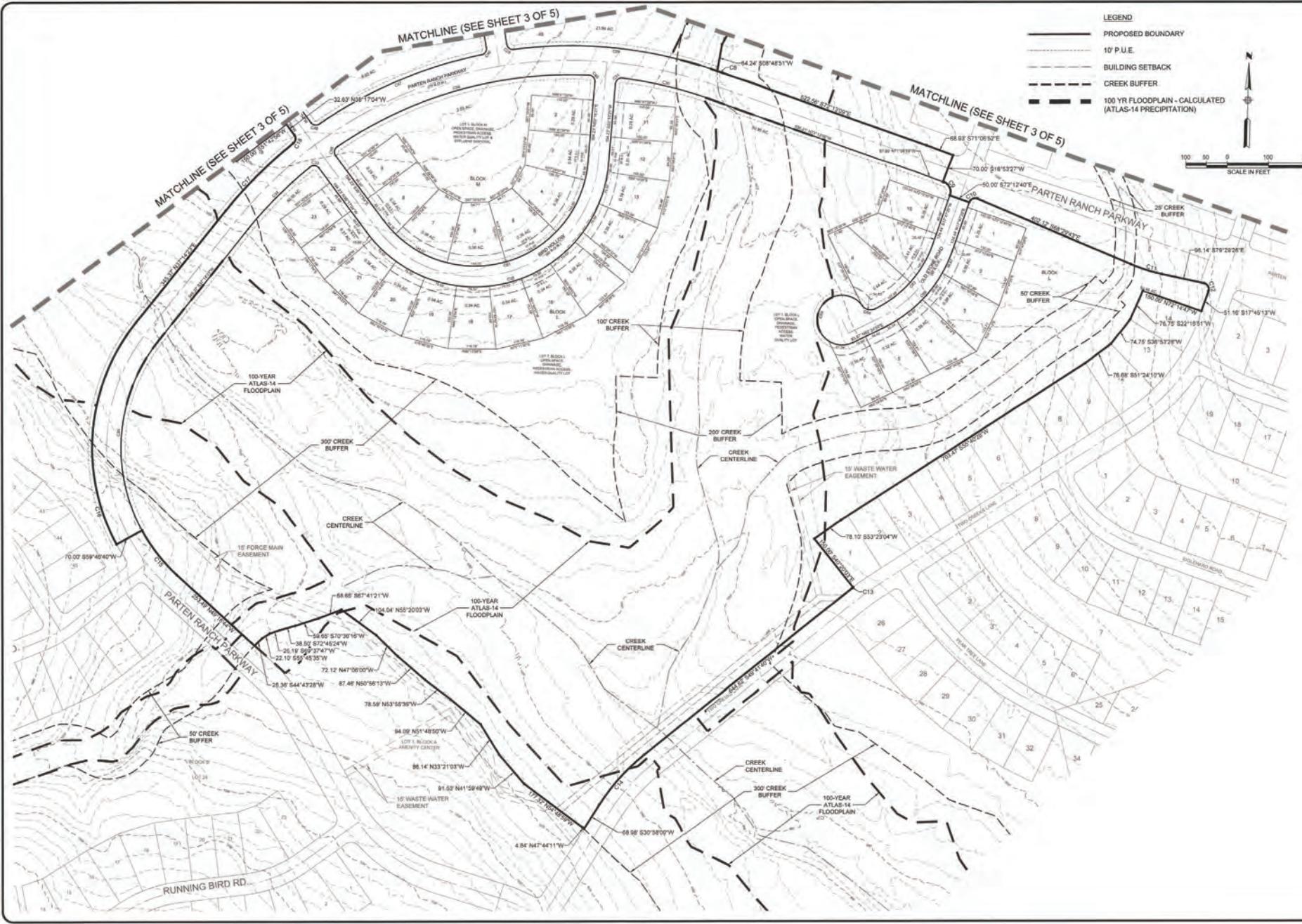
DRAWN BY: _____

CHECKED BY: _____

DATE: _____

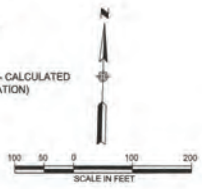
LJA Engineering, Inc.
 3000 Rock Boulevard
 Springtown, TX 76082
 Phone: 817.426.8700
 Fax: 817.426.8710
 FREN - F-15806

JOB NUMBER: A311-0412
 SHEET NO. **3**
 OF 6 SHEETS



LEGEND

- PROPOSED BOUNDARY
- 10' P.U.E
- BUILDING SETBACK
- CREEK BUFFER
- 100 YR FLOODPLAIN - CALCULATED (ATLAS-14 PRECIPITATION)



PARTEN RANCH PHASES 6 & 7
 PRELIMINARY PLAN (SHEET 2 OF 2)

NO.	REVISIONS	DATE

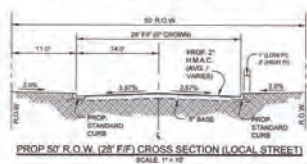
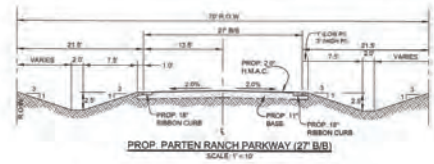
DATE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY

LJA Engineering, Inc.
 15200 N. 115th St., Suite 100
 Aurora, Texas 78205
 P: 512.462.7115
 F: 512.462.7116
 E: info@ljae.com

Daniel Ryan
 STATE OF TEXAS
 LICENSED PROFESSIONAL ENGINEER
 No. 12422
D. Ryan

JOB NUMBER: A311-5412
 SHEET NO. 4
 OF 6 SHEETS

Curve Table				Curve Table				Curve Table			
Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
C1	118.718	850.000	007.8676	C28	23.000	15.000	087.8872	C33	21.027	25.000	048.1807
C2	22.868	15.000	087.3486	C29	489.827	1070.000	026.7846	C34	182.647	50.000	180.3794
C3	31.778	325.000	008.6024	C30	212.032	1000.000	012.1485	C35	21.027	25.000	048.1807
C4	21.793	15.000	083.2437	C31	24.171	15.000	082.3274	C36	23.992	15.000	080.0000
C5	108.911	275.000	022.6914	C32	785.104	325.000	138.4097	C37	128.713	325.000	022.6914
C6	21.518	2350.000	000.5248	C33	24.171	15.000	082.3274	C38	24.171	15.000	082.3274
C7	53.005	325.000	009.3444	C34	212.032	1000.000	012.1485	C39	644.647	1000.000	036.9355
C8	11.966	1070.000	000.7479	C35	488.834	415.000	067.4819	C40	24.171	15.000	082.3274
C9	38.789	25.000	088.8880	C36	375.000	800.000	028.8074	C41	664.319	275.000	138.4097
C10	24.535	15.000	093.7158	C37	186.648	275.000	034.7209	C42	80.322	2350.000	001.9583
C11	78.873	411.000	010.8953	C38	62.461	325.000	011.0115	C43	214.985	275.000	044.7917
C12	25.457	15.000	097.2385	C39	39.270	25.000	090.0000	C44	34.835	25.000	079.8358
C13	3.179	500.000	000.3643	C40	56.317	275.000	012.3597	C45	272.099	50.000	258.8338
C14	163.410	500.000	018.7254	C41	23.308	15.000	089.0308	C46	284.073	325.000	044.7917
C15	138.829	415.000	019.0596	C42	23.962	15.000	090.0000				
C16	571.054	485.000	087.4919	C43	136.893	875.000	011.6276				
C17	230.882	1070.000	012.3831	C44	884.325	400.000	088.0223				
C18	23.009	15.000	087.8872	C45	292.863	850.000	019.7207				
C19	117.515	2300.000	002.8275	C46	23.009	15.000	087.8872				
C20	23.562	15.000	090.0000	C47	428.842	1070.000	022.9034				
C21	44.850	275.000	028.3444	C48	23.000	15.000	087.8872				
C22	22.751	15.000	080.9014	C49	203.076	800.000	013.8888				
C23	107.922	725.000	008.5289	C50	22.868	15.000	087.3486				
C24	788.886	450.000	098.0223	C51	196.948	325.000	034.7209				
C25	275.383	800.000	019.7207	C52	62.851	275.000	011.0115				



PARTEN RANCH PHASES 6 & 7
LINE AND CURVE TABLES

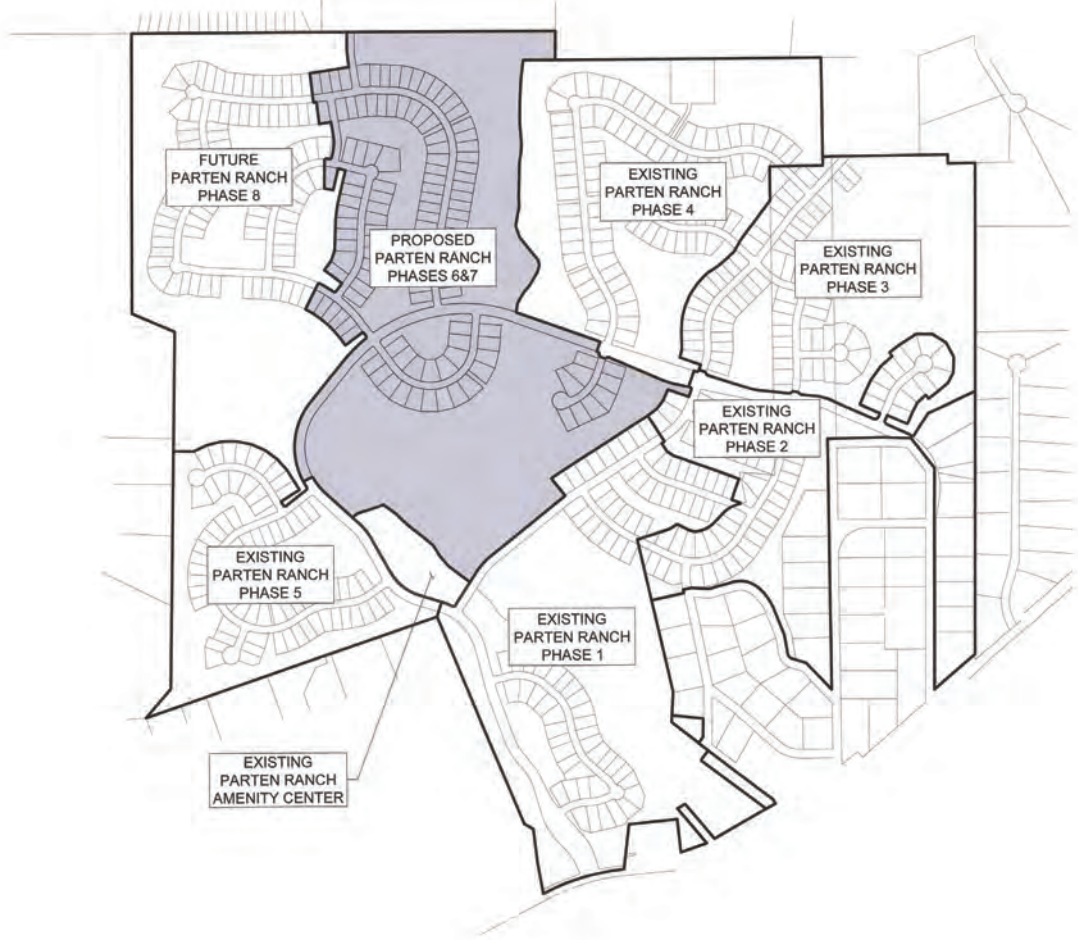
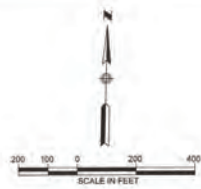
NO.	DATE	BY	REVISIONS
			DESCRIPTION

DATE: _____ DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____ IN CHARGE: _____

DANIEL RYAN
Professional Engineer
No. 89438
State of Texas
9/17/2021
PRL: F-1355

LJA Engineering, Inc.
1800 South Loop West
Building 1, Suite 100
Austin, Texas 78758

JOB NUMBER: AS11-0412
SHEET NO. **5**
OF 6 SHEETS



PARTEN RANCH PHASES 6 & 7
PHASING PLAN

NO.	REVISIONS	DESCRIPTION	BY	DATE

DATE	DESIGNED BY	
	DRAWN BY	
	CHECKED BY	



LJA Engineering, Inc.
 1000 South MacArthur
 Building E, Suite 100
 Austin, Texas 78726
 Phone 512.438.4700
 Fax 512.438.4718
 FRN - F-1386

JOB NUMBER:
A311-0412

SHEET NO.
6

OF 6 SHEETS



CITY OF DRIPPING SPRINGS

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

Date: November 5, 2021

Alyssa Flynn
LJA Engineering
7500 Rialto Blvd,
Austin TX 78736
aflynn@lja.com

Permit Number: SUB2021-0060
Project Name: Parten Ranch Phase 6 & 7 Preliminary Plan
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.

City Planner Comments

The following comments have been provided by Tory Carpenter. Should you have any questions or require additional information, please contact Tory Carpenter by email tcarpenter@cityofdrippingsprings.com.

1. Provide Hays County 1445 approval letter.
2. Will phases 6 & 7 be included on the same final plat? If not, show boundary lines for each phase (4.7(n)).
3. Provide documentation for approval of the street names from Hays County (4.7(d)).

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.

4. The WW line across Lot 7, Block L should be in a WW easement.
5. Provide Engineers Summary Report [Application Checklist]
6. Provide Water and Wastewater will serve letters. [Application Checklist]
7. Provide copy of the Geologic Assessment [[Application Checklist]

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.

Note regarding plats subject to Planning and Zoning Commission review: Resubmittals of corrected plats and associated plans must be received no later than seven (7) calendar days prior to the scheduled P&Z meeting for final review and inclusion in the P&Z packets [Ch. 28, Ex. A, Sec. 3.8].

Note regarding Site Development Plans: Revisions must be submitted within 60 days of the date of this letter or a new application will be required [Sec. 28.04.011].

Regards,

Tory Carpenter,

***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.

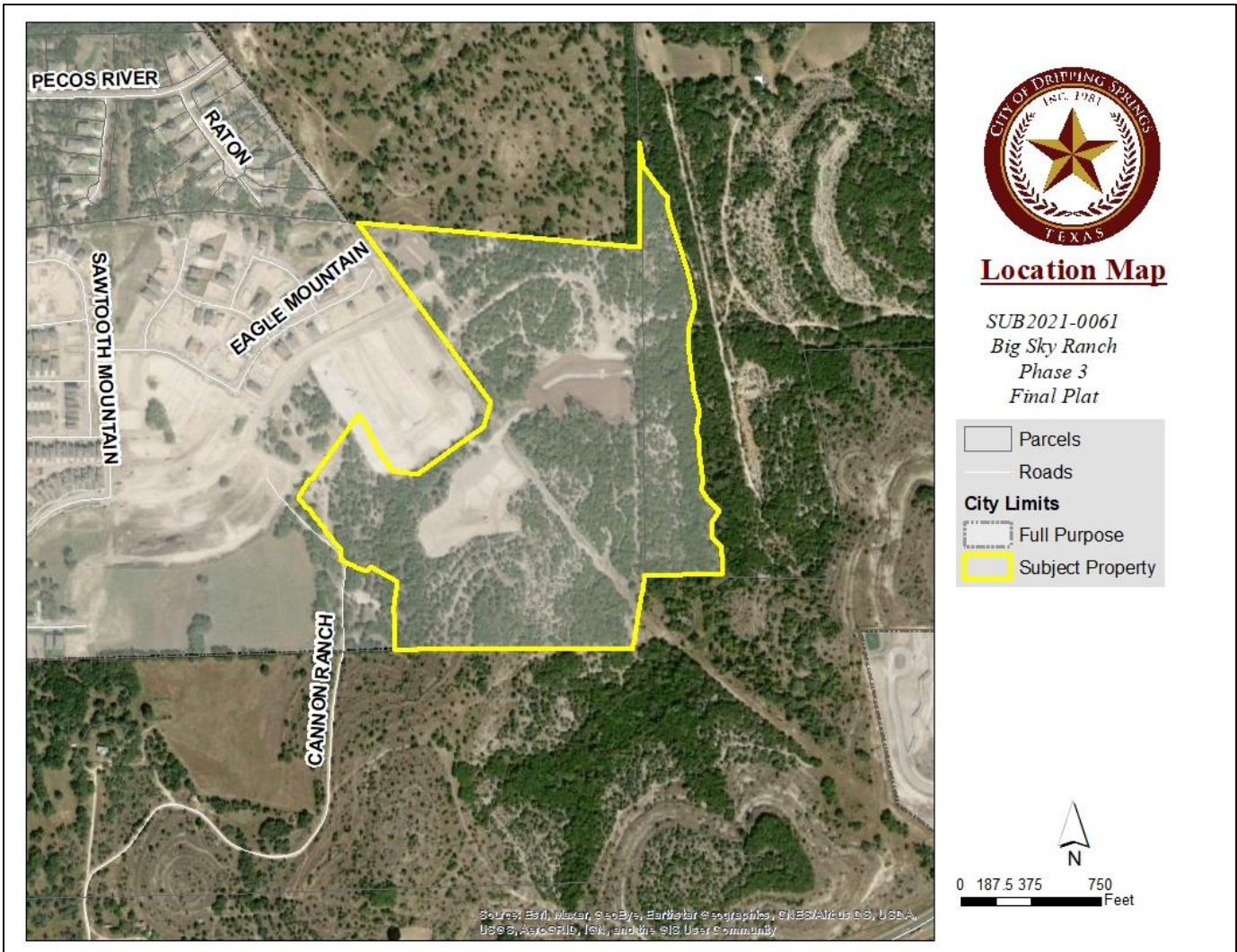


Planning & Zoning Commission Planning Department Staff Report

P&Z Meeting: November 9, 2021
Project Number: SUB2021-0061
Project Planner: Tory Carpenter, Senior Planner

Item Details

Project Name: Big Sky Phase 3
Property Location: Sue Peaks Loop and Diablo Rim Terrace
Legal Description: 81.71 acres out of the Philip A. Smith Survey
Applicant: Christopher Reid, P.E. – Doucet & Associates
Property Owner: Meritage Homes of Texas, LLC
Request: A residential final plat.



Overview

The applicant is requesting approval of a final plat consisting of 215 residential lots.

Action Requested

Disapproval to address comments.

Site Information

Location:

Sue Peaks Loop and Diablo Rim Terrace

Zoning Designation: PDD 10

Property History

PDD 10 was approved in October 2018 and the revised preliminary plat was approved May 2021.

Recommendation

Staff is recommending disapproval.

Attachments

Exhibit 1 – Plat

Exhibit 2 - Application

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



DRIPPING SPRINGS
Texas

Item 3.

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED
(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL	PRE-APPLICATION
CONSULTATION	CONFERENCE
DATE:	DATE:
_____	<u>9/28/21</u>
<input type="checkbox"/> NOT SCHEDULED	<input type="checkbox"/> NOT SCHEDULED

PLAT TYPE

- Amending Plat
- Minor Plat
- Replat
- Final Plat
- Plat Vacation
- Other: _____

CONTACT INFORMATION

APPLICANT NAME Christopher Reid, PE
COMPANY Doucet
STREET ADDRESS 7401B Hwy. 71 W., Ste. 160
CITY Austin **STATE** Texas **ZIP CODE** 78735
PHONE (512)583-2600 **EMAIL** creid@doucetengineers.com


OWNER NAME Elliot Jones
COMPANY Meritage Homes of Texas, LLC
STREET ADDRESS 8920 Business Park Drive, Suite 350
CITY Austin **STATE** Texas **ZIP CODE** 78759
PHONE (512) 610-4853 **EMAIL** elliot.jones@meritagehomes.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Meritage Homes of Texas, LLC
PROPERTY ADDRESS	n/a
CURRENT LEGAL DESCRIPTION	ABS 415 Philip A Smith Survey
TAX ID #	R18077
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	212.4
SCHOOL DISTRICT	Dripping Springs Independent School District
ESD DISTRICT(S)	ESD 6
ZONING/PDD/OVERLAY	PDD 10
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Sue Peaks Loop</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Scott Ranch</u>

ENVIRONMENTAL INFORMATION	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Big Sky Ranch Phase 3 at Dripping Springs
TOTAL ACREAGE OF DEVELOPMENT	81.71 acres
TOTAL NUMBER OF LOTS	224
AVERAGE SIZE OF LOTS	7,901 SF
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>215</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>81.71</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>8,959</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input type="checkbox"/> NO Not applicable</p>	

COMMENTS: _____

TITLE: Senior Project Manager SIGNATURE:  10/1/21

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative (PEC)
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Charter Communications dba Spectrum
 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 Service
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

<u>PARKLAND DEDICATION?</u>	<u>AGRICULTURE FACILITIES (FINAL PLAT)?</u>
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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.

Applicant Name

Elliot Jones

10/1/21

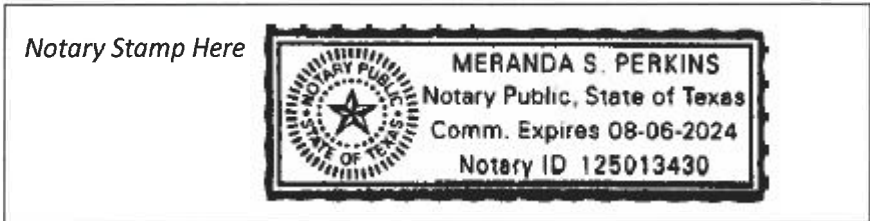
Applicant Signature

Meranda S. Perkins

Date
10/01/2021

Notary

Date



Meritage Homes of Texas, LLC (Elliot Jones)

Property Owner Name


Elliot Jones

10-1-21

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: 10/1/21

FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST		
Subdivision Ordinance, Section 5		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items
<input type="checkbox"/>	N/A <input type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)] (if applicable)
<input type="checkbox"/>	N/A <input type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale)
<input type="checkbox"/>	N/A <input type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	N/A <input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	N/A <input type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	N/A <input type="checkbox"/>	Parkland Dedication fee (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	N/A <input type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input type="checkbox"/>	<input type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(I)(4)]
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Pre-Application Meeting Form signed by City Staff Meeting was held 9/28/21, no form was provided.

FINAL PLAT INFORMATION REQUIREMENTS		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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)</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information),</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers).</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All physical features of the property to be subdivided shall be shown, including:</p> <ul style="list-style-type: none"> - 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,

		<p>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.</p> <p>- Drainage area in acres or area draining into subdivisions (to be included in drainage report and construction plans); and</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing zoning of the subject property and all adjacent properties if within the city limits.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> • Owner responsible for operation and maintenance of stormwater facilities. • Owner/operator of water and wastewater utilities. • Owner/operator of roadway facilities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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.</p> <ul style="list-style-type: none"> - 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:

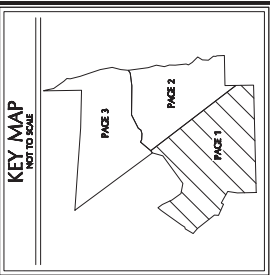
NARRATIVE OF COMPLIANCE

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.

<p>Outdoor Lighting, Article 24.06</p>	<p>Outdoor lighting will be constructed in accordance to Development Agreement and City standards.</p>
<p>Parkland Dedication, Article 28.03</p>	<p>Minimum parkland required is 1 acre per 25 LUEs for residential development. Big Sky Ranch Subdivision proposes 804 LUEs with a minimum required parkland of 32.2 acres. Provided public parkland is 33.8 acres, provided private parkland is 3.5 acres, and provided private open space is 15.7 acres. See Preliminary Plat for Site Data Table and Parkland Summary.</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>Per Planned Development District No. 10 (PDD #10), a cash-in-lieu credit of \$1,056,000 is provided for the development and the total cost of tree replacement exceeds the minimum total cost per acre of disturbance.</p>

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). Public and private improvements are in conformance with the approved Development Agreement and Preliminary Plat. Additionally, a Contributing Zone Plan Application was submitted and approved by TCEQ for water quality treatment for the proposed development. A copy of the recorded approval letter is enclosed.
Zoning, Article 30.02, Exhibit A	Proposed use is in conformance with approved Development Agreement and PDD #10.

BIG SKY RANCH PHASE THREE AT DRIPPING SPRINGS



GRAPHIC SCALE: 1" = 100'
0 1" 2"



MATCHLINE SHEET 2



LEGEND	
—	PHASE BOUNDARY LINE
—	LOT LINE
—	RIGHT-OF-WAY LINE
—	EASEMENT LINE
○	TOUGLET CAS SET
○	1/2" IRON ROD WITH TOUGLET
○	1/2" IRON ROD WITH IRON PIPE FOUND (UNLESS NOTED)
○	POINT OF BEGINNING
○	VOLUME
○	P.A.B.
○	P.C.
○	P.T.
○	DRAINAGE EASEMENT
○	RIGHT-OF-WAY
○	PUBLIC PARK DISTRICT
○	PRIVATE OPEN SPACE
○	PUBLIC UTILITY EASEMENT
○	WATER QUALITY BUFFER ZONE
○	PLAT RECORDS, TEXAS
○	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
○	HAYS COUNTY, TEXAS

DRIPPING SPRINGS, TEXAS
HAYS COUNTY, TEXAS

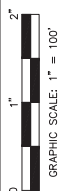
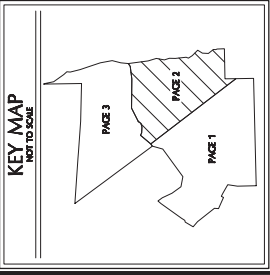
DA DOUCET & ASSOCIATES
Professional Engineers & Surveyors
7401 B. Highway 771 W, Suite 400
Austin, Texas 78735. Phone: (512)-583-2400
www.doucetengineers.com
184E Firm No. 5-100880

Date: 08/13/2021
Scale: 1" = 100'
Drawn by: JMF
Reviewed by: JMF
Project: 168
Sheet: 1
Field Book:
Party Chief:
Survey Date:

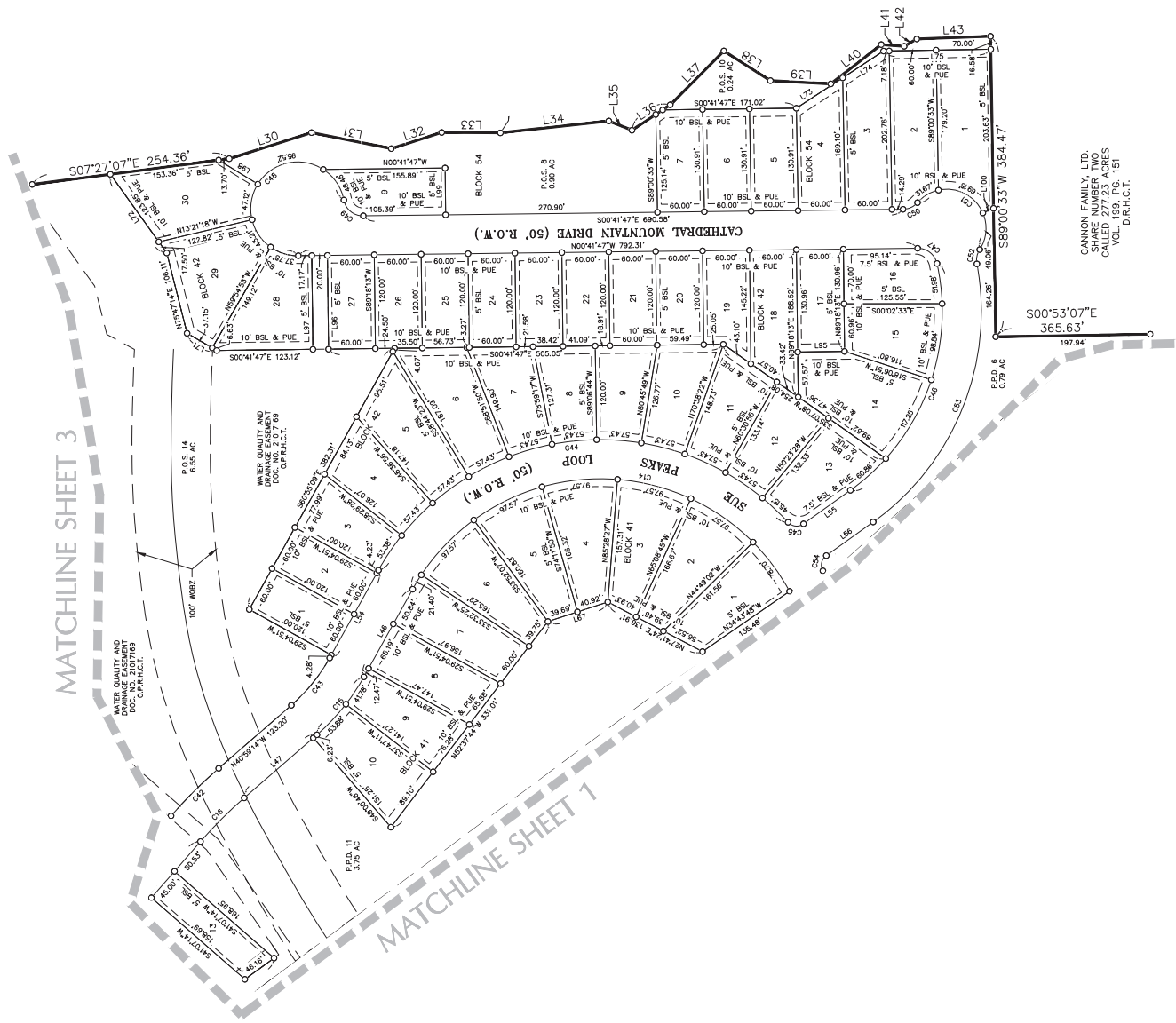
CANNON FAMILY, LTD.
CALLED 237.3545 ACRES
VOL. 162, P. 313
O.P.R.H.C.T.

Item 3.

BIG SKY RANCH PHASE THREE AT DRIPPING SPRINGS



MATCHLINE SHEET 3



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

CANNON FAMILY, LTD.
CALLED 277-2/2 ACRES
VOL. 199, PG. 151
D.R.H.C.T.

DRIPPING SPRINGS,
HAYS COUNTY, TEXAS



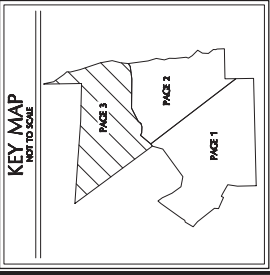
DA DOUCET & ASSOCIATES
Professional Engineers
740 B. Highway 771 W. Suite 40
Austin, Texas 78735. Phone: (512)-583-2600
www.douceterengineers.com
18E Firm No. 1005800

Date: 08/13/2021
Scale: 1" = 100'
Drawn by: JMF
Reviewed by: JMF
Project: 168
Sheet: 2
Field Book:
Party Chgt:
Survey Date:

Item 3.

LEGEND	
—	PHASE BOUNDARY LINE
—	LOT LINE
—	RIGHT-OF-WAY LINE
—	EASEMENT LINE
○	1/2" IRON ROD WITH 'DOUCET' CAP SET
●	1/2" IRON ROD WITH 'DOUCET' CAP SET (UNLESS NOTED)
○	POINT OF BEGINNING
P.O.B.	VOLUME
PL	PLAT
PK	PLAT
DR	DRAINAGE EASEMENT
D.E.	RIGHT-OF-WAY
R.O.W.	PUBLIC PARK DISTRICT
P.P.D.	PRIVATE OPEN SPACE
P.O.S.	PUBLIC UTILITY EASEMENT
P.U.E.	WATER UTILITY BUFFER ZONE
WSZ	PLAT RECORDS, TEXAS
P.R.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
P.C.T.	HAYS COUNTY, TEXAS

BIG SKY RANCH PHASE THREE AT DRIPPING SPRINGS



GRAPHIC SCALE: 1" = 100'
 0 1" 2"

LOT 2E, BLOCK C
 FOUNDTOWN HILLS
 SECTION TWO
 VOL. 151, P.C. 204
 O.P.R.H.C.T.

ANARENE INVESTMENTS, LTD.
 CALLED 206.2 ACRES
 VOL. 7591, P.C. 403
 O.P.R.H.C.T.

CINCOSURE CORPORATION
 CALLED 258.76 ACRES
 VOL. 123, P.C. 123
 O.P.R.H.C.T.

EXISTING 30' GAS EASEMENT
 O.P.R.H.C.T. PG. 184

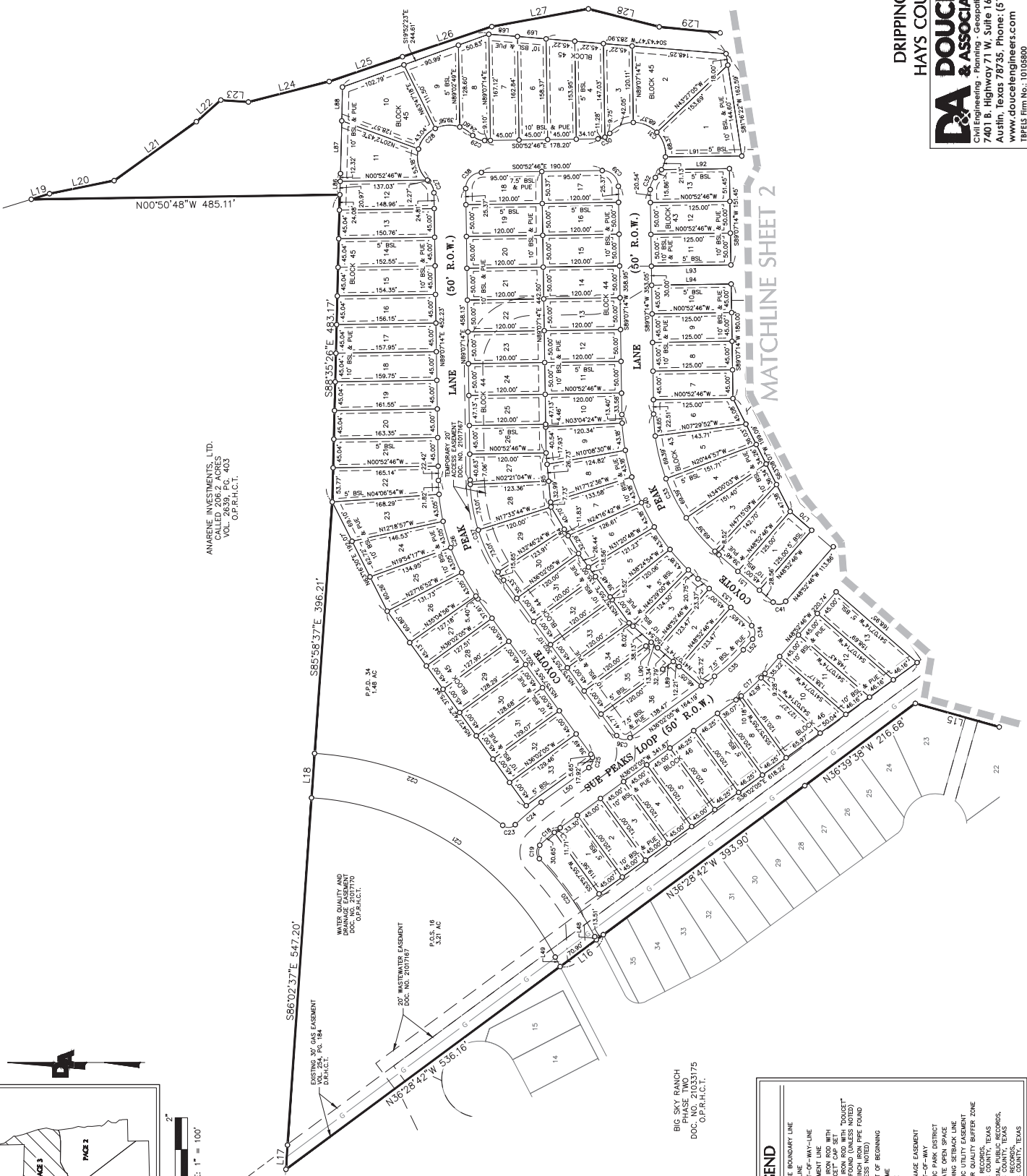
WATER QUALITY AND
 DRAINAGE EASEMENT
 O.P.R.H.C.T.

20' WATERWAY EASEMENT
 DOC. NO. 2010710

P.O.S. 16
 3.21 AC

BIG SKY RANCH
 PHASE TWO
 DOC. NO. 21033175
 O.P.R.H.C.T.

LEGEND	
---	PHASE BOUNDARY LINE
---	LOT LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
○	1/2" IRON ROD WITH 'DOUGLET'
●	1/2" IRON ROD WITH 'DOUGLET'
○	1/2" IRON ROD WITH 'DOUGLET'
○	POINT OF BEGINNING
○	VOLUME
○	P.O.B.
○	P.C.
○	P.T.
○	D.E.
○	R.O.W.
○	P.P.D.
○	P.O.S.
○	P.U.E.
○	WSZ
○	WATER QUALITY BUFFER ZONE
○	PLAT RECORDS, TEXAS
○	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
○	H.C.T.
○	O.P.R.H.C.T.



MATCHLINE SHEET 2

DRIPPING SPRINGS,
 HAYS COUNTY, TEXAS

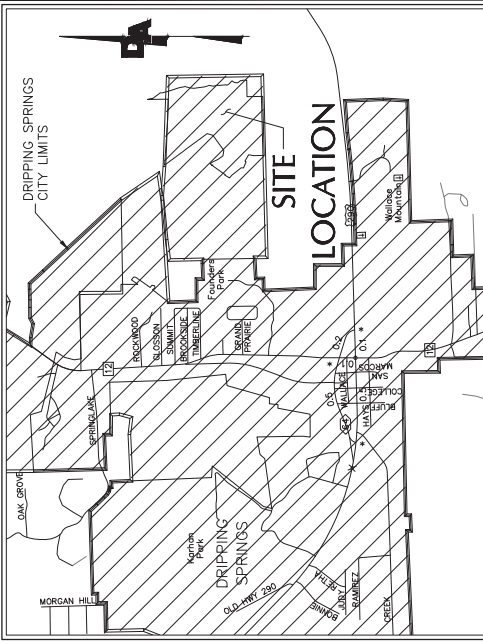
DA DOUCET & ASSOCIATES
 Surveyors & Engineers, P.C.
 7400 B. Highway 771 W, Suite 400
 Austin, Texas 78735. Phone: (512)-583-2400
 www.doucetengineers.com
 188E Firm No. 3-1008800

Date: 08/13/2021
 Scale: 1" = 100'
 Drawn by: JWF
 Reviewed by: JWF
 Project: 168
 Sheet: 3
 Field Book:
 Party Chgt:
 Survey Date

Item 3.

BIG SKY RANCH PHASE THREE AT DRIPPING SPRINGS

VICINITY MAP
NOT TO SCALE



THE PHILIP A SMITH LEAGUE, SURVEY #26, ABSTRACT NUMBER 415

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH
MAGNETIC VARIATION ON 10/19/96 WAS 10.29', AN ANGLE TO
TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00007938.

UTILITY NOTE:

THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN
ON THIS SURVEY ARE ACCURATE AND COMPLETE. THE SURVEYOR HAS
ABANDONED THE SURVEY FURTHER DOES NOT WARRANT THAT THE
UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. UTILITIES
SHOWN HEREON MAY BE OBTAINED BY CONTACTING THE APPROPRIATE
AGENCY. THE SURVEYOR HAS NOT CONDUCTED A GROUND PENETRATING
RADAR (GPR) SURVEY. IF THE SURVEYOR HAS BEEN ADVISED BY THE
OWNER OR OTHER PARTY THAT THERE ARE UTILITIES LOCATED NEAR
THE SURVEY HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES
ONLY THE VISIBLE ABOVE GROUND UTILITY STRINGS.

ENGINEER:

DOUCET AND ASSOCIATES
REGISTERED PROFESSIONAL ENGINEER
7401 B. HIGHWAY 71 WEST, SUITE 160
AUSTIN, TX 78735

SURVEYOR:

DOUCET AND ASSOCIATES
REGISTERED PROFESSIONAL SURVEYOR
7401 B. HIGHWAY 71 WEST, SUITE 160
AUSTIN, TX 78735

DRIPPING SPRINGS, HAYS COUNTY, TEXAS



Date: 08/13/2021

Scale: N/A

Drawn by: JWF

Reviewer: JWF

Sheet: 4

Project: 168

Field Book: N/A

Party Chg#:

Survey Date:

Item 3.

PARCEL	AREA
1	0.260
2	0.289
3	0.134
4	0.157
5	0.161
6	0.166
7	0.170
8	0.166
9	0.170
10	0.276
11	0.205
12	0.151
13	0.155
14	0.157
15	0.159
16	0.160
17	0.162
18	0.164
19	0.166
20	0.168
21	0.170
22	0.187
23	0.185
24	0.188
25	0.157
26	0.153
27	0.129
28	0.132
29	0.160
30	0.133
31	0.133
32	0.134
33	0.134

PARCEL	AREA
1	0.156
2	0.165
3	0.136
4	0.142
5	0.139
6	0.145
7	0.154
8	0.151
9	0.143
10	0.136
11	0.138
12	0.138
13	0.138
14	0.138
15	0.138
16	0.138
17	0.136
18	0.136
19	0.138
20	0.138
21	0.138
22	0.138
23	0.138
24	0.138
25	0.130
26	0.124
27	0.129
28	0.160
29	0.160
30	0.133
31	0.124
32	0.124
33	0.124
34	0.129
35	0.140

PARCEL	AREA
1	0.165
2	0.165
3	0.189
4	0.216
5	0.274
6	0.281
7	0.219
8	0.192
9	0.191
10	0.218
11	0.224
12	0.209
13	0.240
14	0.224
15	0.224
16	0.196
17	0.180
18	0.230
19	0.175
20	0.165
21	0.165
22	0.165
23	0.165
24	0.165
25	0.165
26	0.165
27	0.165
28	0.266
29	0.266
30	0.294

PARCEL	AREA
1	0.225
2	0.259
3	0.257
4	0.257
5	0.259
6	0.258
7	0.244
8	0.228
9	0.214
10	0.247
11	0.224
12	0.209
13	0.240
14	0.224
15	0.224
16	0.177
17	0.181
18	0.181
19	0.175
20	0.165
21	0.165
22	0.165
23	0.165
24	0.165
25	0.165
26	0.165
27	0.165
28	0.266
29	0.266
30	0.294
31	0.124
32	0.124
33	0.124
34	0.129
35	0.140

PARCEL	AREA
1	0.171
2	0.172
3	0.183
4	0.211
5	0.259
6	0.258
7	0.244
8	0.228
9	0.214
10	0.247
11	0.224
12	0.209
13	0.240
14	0.224
15	0.224
16	0.177
17	0.181
18	0.181
19	0.175
20	0.165
21	0.165
22	0.165
23	0.165
24	0.165
25	0.165
26	0.165
27	0.165
28	0.266
29	0.266
30	0.294
31	0.124
32	0.124
33	0.124
34	0.129
35	0.140

PARCEL	AREA
1	0.203
2	0.190
3	0.178
4	0.167
5	0.179
6	0.184
7	0.198
8	0.213
9	0.227
10	0.232
11	0.256
12	0.216
13	0.216
14	0.216
15	0.216
16	0.193
17	0.246
18	0.350
19	0.337
20	0.394
21	0.190
22	0.223
23	0.224
24	0.224
25	0.224
26	0.225
27	0.225
28	0.240
29	0.288
30	0.199
31	0.206
32	0.206

PARCEL	AREA
1	0.140
2	0.139
3	0.137
4	0.128
5	0.124
6	0.124
7	0.124
8	0.124
9	0.132
10	0.142
11	0.142
12	0.142
13	0.142
14	0.142
15	0.142
16	0.142
17	0.142
18	0.142
19	0.142
20	0.142
21	0.142
22	0.142
23	0.142
24	0.142
25	0.142
26	0.142
27	0.142
28	0.142
29	0.142
30	0.142
31	0.142
32	0.142

LINE	BEARING	DISTANCE
L1	N09°56'59"E	125.10'
L2	N62°38'40"E	5.57'
L3	N62°38'40"E	16.81'
L4	N36°02'05"W	92.60'
L5	S41°07'14"W	113.02'
L6	S80°35'09"E	128.51'
L7	S35°40'29"E	73.78'
L8	S83°54'51"W	142.25'
L9	S29°24'56"W	84.98'
L10	N26°08'52"W	54.17'
L11	N46°22'24"W	51.44'
L12	N39°15'05"W	44.08'
L13	N46°03'56"W	42.89'
L14	N54°07'26"W	42.89'
L15	N62°11'16"W	42.89'
L16	N70°15'06"E	42.89'
L17	S47°21'17"W	74.20'
L18	N18°09'00"W	80.61'
L19	N04°47'16"E	45.22'
L20	N41°07'14"E	45.00'
L21	S30°50'07"W	43.78'
L22	S54°25'59"W	123.85'
L23	S37°15'36"E	70.96'
L24	S33°15'36"E	62.46'
L25	S00°59'27"E	137.18'
L26	S31°16'11"W	128.56'
L27	S87°16'54"E	52.33'
L28	N28°45'13"E	33.28'
L29	N28°45'13"E	25.00'
L30	N79°45'47"E	24.98'
L31	N69°22'06"E	84.82'
L32	N64°44'17"E	85.38'
L33	S81°31'51"E	35.38'
L34	S88°36'50"E	82.98'
L35	S88°51'13"E	53.04'
L36	N36°04'15"W	10.26'
L37	S00°41'32"E	120.00'
L38	S00°53'06"E	106.70'
L39	S00°52'46"E	125.00'
L40	N00°52'46"W	125.00'

LINE	BEARING	DISTANCE
L41	N29°24'56"E	86.17'
L42	N41°07'14"E	79.68'
L43	N46°02'05"E	108.51'
L44	N40°59'14"W	123.20'

LINE	BEARING	DISTANCE
L45	N62°38'40"E	16.81'
L46	N36°02'05"W	92.60'
L47	S41°07'14"W	113.02'
L48	S80°35'09"E	128.51'
L49	S35°40'29"E	73.78'
L50	S83°54'51"W	142.25'
L51	S29°24'56"W	84.98'
L52	N26°08'52"W	54.17'
L53	N46°22'24"W	51.44'
L54	N39°15'05"W	44.08'
L55	N46°03'56"W	42.89'
L56	N54°07'26"W	42.89'
L57	N62°11'16"W	42.89'
L58	N70°15'06"E	42.89'
L59	S47°21'17"W	74.20'
L60	N18°09'00"W	80.61'
L61	N04°47'16"E	45.22'
L62	N41°07'14"E	45.00'
L63	S30°50'07"W	43.78'
L64	S54°25'59"W	123.85'
L65	S37°15'36"E	70.96'
L66	S33°15'36"E	62.46'
L67	S00°59'27"E	137.18'
L68	S31°16'11"W	128.56'
L69	S87°16'54"E	52.33'
L70	N28°45'13"E	33.28'
L71	N28°45'13"E	25.00'
L72	N79°45'47"E	24.98'
L73	N69°22'06"E	84.82'
L74	N64°44'17"E	85.38'
L75	S81°31'51"E	35.38'
L76	S88°36'50"E	82.98'
L77	S88°51'13"E	53.04'
L78	N36°04'15"W	10.26'
L79	S00°41'32"E	120.00'
L80	S00°53'06"E	106.70'
L81	S00°52'46"E	125.00'
L82	N00°52'46"W	125.00'

LINE	BEARING	DISTANCE
L83	N62°38'40"E	16.81'
L84	N36°02'05"W	92.60'
L85	S41°07'14"W	113.02'
L86	S80°35'09"E	128.51'
L87	S35°40'29"E	73.78'
L88	S83°54'51"W	142.25'
L89	S29°24'56"W	84.98'
L90	N26°08'52"W	54.17'
L91	N46°22'24"W	51.44'
L92	N39°15'05"W	44.08'
L93	N46°03'56"W	42.89'
L94	N54°07'26"W	42.89'
L95	N62°11'16"W	42.89'
L96	N70°15'06"E	42.89'
L97	S47°21'17"W	74.20'
L98	N18°09'00"W	80.61'
L99	N04°47'16"E	45.22'
L100	N41°07'14"E	45.00'
L101	S30°50'07"W	43.78'
L102	S54°25'59"W	123.85'
L103	S37°15'36"E	70.96'
L104	S33°15'36"E	62.46'
L105	S00°59'27"E	137.18'
L106	S31°16'11"W	128.56'
L107	S87°16'54"E	52.33'
L108	N28°45'13"E	33.28'
L109	N28°45'13"E	25.00'
L110	N79°45'47"E	24.98'
L111	N69°22'06"E	84.82'
L112	N64°44'17"E	85.38'
L113	S81°31'51"E	35.38'
L114	S88°36'50"E	82.98'
L115	S88°51'13"E	53.04'
L116	N36°04'15"W	10.26'
L117	S00°41'32"E	120.00'
L118	S00°53'06"E	106.70'
L119	S00°52'46"E	125.00'
L120	N00°52'46"W	125.00'

LINE	BEARING	DISTANCE
L121	N62°38'40"E	16.81'
L122	N36°02'05"W	92.60'
L123	S41°07'14"W	113.02'
L124	S80°35'09"E	128.51'
L125	S35°40'29"E	73.78'
L126	S83°54'51"W	142.25'
L127	S29°24'56"W	84.98'
L128	N26°08'52"W	54.17'
L129	N46°22'24"W	51.44'
L130	N39°15'05"W	44.08'
L131	N46°03'56"W	42.89'
L132	N54°07'26"W	42.89'
L133	N62°11'16"W	42

BIG SKY RANCH PHASE THREE 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 200.4 ACRES IN THE PHILLIP A. SMITH SURVEY NUMBER 26 ABSTRACT NUMBER 2415 IN HAYS COUNTY, TEXAS, COMEVED BY DEED OF RECORD IN DOCUMENT NO. 18036374 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 81.71 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS
BIG SKY RANCH PHASE THREE 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 _____ DAY OF _____ A.D. 2021.

ELLIOT JONES, DIVISION VICE PRESIDENT
MERITAGE HOMES OF TEXAS, LLC

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 _____, EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ A.D. 2021.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

FINAL PLAT NOTES:

- THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS.
- THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON MAP NUMBER 482090C105F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- WATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
- ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS SEWER CONNECTION SHALL BE IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS WASTEWATER UTILITY SERVICE AND FEE AGREEMENT BETWEEN THE CITY AND MERITAGE HOMES OF TEXAS, DATED SEPTEMBER 18, 2018.
- ELECTRIC SERVICE WILL BE PROVIDED BY THE FEDERALELES ELECTRIC COOPERATIVE.
- TELEPHONE SERVICE WILL BE PROVIDED BY SPECTRUM.
- GAS SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICES.
- MINIMUM FRONT SETBACK SHALL BE 10 FEET.
- MINIMUM REAR SETBACK SHALL BE 10 FEET.
- MINIMUM INTERIOR SIDE YARD SETBACKS SHALL BE 5 FEET.
- MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 7.5 FEET.
- ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS AS AMENDED BY PD# 810.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED ORGANIZED WATER SYSTEM.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED ORGANIZED WASTEWATER SYSTEM.
- NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGAIN UNTIL ALL DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED ACCORDING TO THE CITY OF DRIPPING SPRINGS.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE CITY RIGHT-OF-WAY HAS BEEN ISSUED.
- DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS AND TCEQ WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE TEXAS (REVISED) OR AS PERMITTED BY THE TCEQ AND IN COMPLIANCE WITH THE CITY OF DRIPPING SPRINGS WATER QUALITY PROTECTION ORDINANCE.
- TWO SHADE TREES WILL BE REQUIRED FOR EACH RESIDENTIAL LOT PER THE CITY OF DRIPPING SPRINGS LANDSCAPE ORDINANCE.
- THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE PARK.
- THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PUBLIC PARKS AND OPEN SPACE LOTS.
- THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL STORM WATER DETENTION AND WATER QUALITY PONDS.
- THIS DEVELOPMENT IS SUBJECT TO DRIPPING SPRINGS ORDINANCE 2018-24, PLANNED DEVELOPMENT DISTRICT NO. 10-BIG SKY AS AMENDED BY ORDINANCE #2020-25 ON JUNE 9, 2020.
- ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4 FOOT WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
- OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS AND DRAINAGE EASEMENTS (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
- A 7.5 FOOT PUBLIC UTILITY EASEMENT ALONG THE FRONT OF LOTS ADJACENT TO PUBLIC STREETS IS HEREBY DEDICATED, UNLESS OTHERWISE NOTED.
- A 10 FOOT PUBLIC UTILITY EASEMENT ALONG THE SIDE OF LOTS ADJACENT TO PUBLIC STREETS IS HEREBY DEDICATED, UNLESS OTHERWISE NOTED.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, THAT OBSTRUCT OR LIMIT FLOW SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
- INSPECTION, OPERATION AND MAINTENANCE.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- STREET LIGHTING WILL COMPLY WITH LIGHTING ORDINANCE [SRDA 3.11].
- LAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED WITHIN THIS DEVELOPMENT THROUGH A COMBINATION OF PRIVATE AND PUBLIC PARK LAND AND OPEN SPACE.
- ELECTRICAL, 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.

DEVELOPMENT NOTE:

THIS DEVELOPMENT IS SUBJECT TO ORDINANCE 2018-24 PD# 810 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 CENTRAL WATER SUPPLY SYSTEM. THE CITY OF DRIPPING SPRINGS HAS AN INDIVIDUAL WATER SUPPLY SYSTEM IN SOME AREAS AND IN SOME AREAS MAY OFFER THE BEST AVAILABLE WATER SOURCE. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SANITARY SYSTEM. THE CITY OF DRIPPING SPRINGS HAS A PUBLIC SANITARY SYSTEM IN SOME AREAS AND IN SOME AREAS MAY OFFER THE BEST AVAILABLE SANITARY SYSTEM. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGAIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MADE.

CHAD GILPIN _____ DATE _____
CITY ENGINEER

STATE OF TEXAS }
COUNTY OF TRAVIS }

BIG SKY RANCH PHASE TWO HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT OF ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1220028, AND IS HEREBY APPROVED ADMINISTRATIVELY.

MICHELLE FISHER, CITY ADMINISTRATOR OF DRIPPING SPRINGS

STATE OF TEXAS }
COUNTY OF TRAVIS }

KNOW BY ALL MEN THESE PRESENTS:
THAT THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE SURVEY RELATED REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS, TEXAS, AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

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

STATE OF TEXAS }
COUNTY OF TRAVIS }

I, CHRIS A. REDD, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD PLAIN AS DELINEATED ON MAP NUMBER 482090C105F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY, CHANNELIZED AND CONCENTRATED STORM WATER RUNOFF FROM THE 100 YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY AND/OR DRAINAGE EASEMENTS AND DRAINAGE LOTS SHOWN ON THE ATTACHED PLAT.

CHRIS A. REDD _____ DATE _____
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 91546

STATE OF TEXAS }
COUNTY OF HAYS }

I, ELAINE HANSON CARRERAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR _____ DAY OF _____ A.D. 2021, AT _____ O'CLOCK _____ M. IN THE PLAT RECORDS OF RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 2021.

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

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

**DRIPPING SPRINGS,
HAYS COUNTY, TEXAS**



DA DOUCET & ASSOCIATES
Civil Engineering - Surveying - Planning
7401 B. Highway 171 W, Suite 40
Austin, Texas 78735. Phone: (512)-583-2400
www.doucetengineers.com
E-mail: info@dooucet.com
1816 Fern Hall - 512-337-1880

Date: 08/13/2021
Scale: N/A
Drawn by: JWF
Reviewer:
Project: 168
Sheet: 5
Field Book:
Party Ditch:
Survey Date:
Item 3.



CITY OF DRIPPING SPRINGS

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

Date: November 5, 2021

Meranda Perkins
Doucet
7401B Hwy. 71 W., Ste. 160
Austin TX 78735
mperkins@doucetengineers.com

Permit Number: SUB2021-0061
Project Name: Big Sky Ranch Phase 3 Final Plat
Project Address: Sue Peaks Loop, Dripping Springs, TX 78620

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.

City Planner Comments

The following comments have been provided by Tory Carpenter. Should you have any questions or require additional information, please contact Tory Carpenter by email tcarpenter@cityofdrippingsprings.com.

1. Provide documentation for approval of the street names. (4.7d)
2. Remove building setback lines from the plat.
3. The preliminary plat shows a drainage and public access easement between lots 10 & 11, block 45. Please add to this plat or explain the omission. (5.1)
4. Update the city approval statement to read: "Big Skye Ranch Phase four has been approved by the Planning & Zoning Commission on the __ day of _____, 20__."

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.

- 5.. Provide an overall Phasing Sheet with IC and Parkland tracking table as was provided in Phases 1 and 2. [Development Agreement 3.2.6]
6. Sheet 1 – PPD 12 & PPD 14 should be labeled as a drainage lot or a drainage easement containing the limits of the 100-year storm event needs to be dedicated.
7. Sheet 1 – PPD 14 should be designated as a PUE as it has a WW line running through it. Otherwise provide a WW easement.
8. Sheet 2 – PPD 11 should be labeled as a drainage lot or a drainage easement containing the limits of the 100-year storm event needs to be dedicated.

9. Sheet 2 – Clearly show and identify the Gas Line easement running along the south match line.
10. Sheet 2 – Clearly show and identify the WW Line easement running along the north match line.
11. Sheet 2 – Use a dashed linestyle for the Creek Centerline more representative of a creek centerline.
12. Sheet 2 – Label the drainage easement between Block 54, Lots 29 and 30 as shown on the construction plans.
13. Sheet 2 – Label the WW easement between Block 54, Lots 27 and 28 as shown on the construction plans.
14. Sheet 3 – Label Lone Peak Way ROW and width.
15. Sheet 3- Clearly show and identify the WW Line easement running along the south match line.
16. Sheet 3 – Label the Detention/Water Quality lot in the northeast corner of the tract and label the drainage/maintenance access easement leading to the lot.
17. Sheet 3 – Label the drainage easement along the back of Block 45, lots 12 through 23 as shown on the construction plans.
18. Sheet 3 – Label the Block number for the lots southwest of Sue Peaks Loop. Label the lot between Lot 1 and Lone Peak.
19. Sheet 3 – Should PPD 34 be labeled as a drainage lot. It has a storm culvert discharging into it per the construction plans
20. Sheet 3 – The temporary 20ft access easement (Doc 21017167) should be abandoned with this plat. If fiscal is posted before the public improvements are complete a note should be added stating the 20ft access easement will be abandoned when public improvements are accepted by the City.
21. The Final Plat cannot be approved until either:
 - a. Construction of Public Infrastructure is complete and accepted by the jurisdiction that will own it; OR
 - b. Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.

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.

Note regarding plats subject to Planning and Zoning Commission review: Resubmittals of corrected plats and associated plans must be received no later than seven (7) calendar days prior to the scheduled P&Z meeting for final review and inclusion in the P&Z packets [Ch. 28, Ex. A, Sec. 3.8].

Note regarding Site Development Plans: Revisions must be submitted within 60 days of the date of this letter or a new application will be required [Sec. 28.04.011].

Regards,

Tory Carpenter,

Item 3.

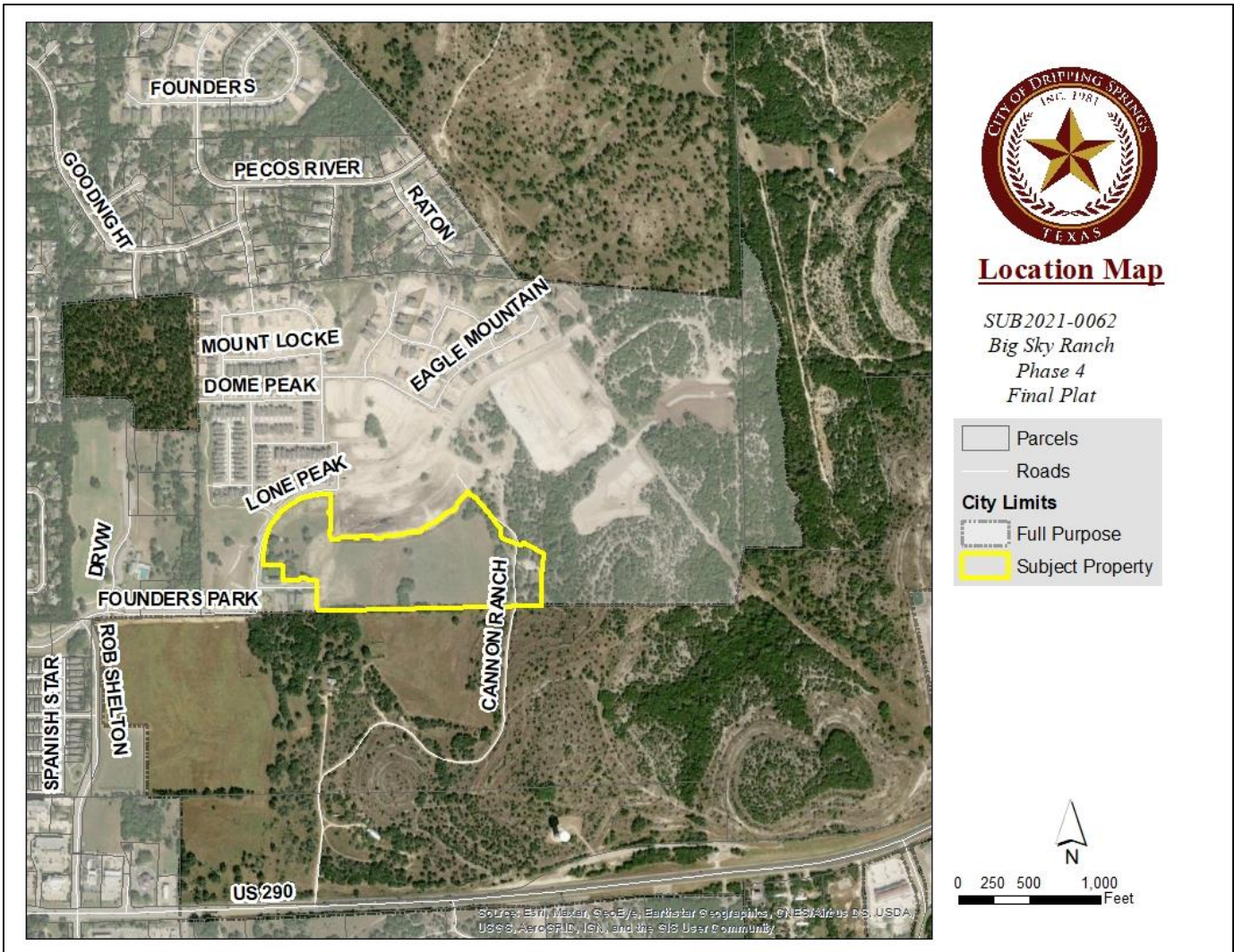


Planning & Zoning Commission Planning Department Staff Report

P&Z Meeting: November 9, 2021
Project Number: SUB2021-0062
Project Planner: Tory Carpenter, Senior Planner

Item Details

Project Name: Big Sky Phase 4
Property Location: Lone Peak Way and Bartlett Peak Lane
Legal Description: 24.86 acres out of the Philip A. Smith Survey
Applicant: Christopher Reid, P.E. – Doucet & Associates
Property Owner: Meritage Homes of Texas, LLC
Request: A residential final plat.



Overview

The applicant is requesting approval of a final plat consisting of 134 residential lots.

Action Requested

Disapproval to address comments.

Site Information

Location:

Lone Peak Way and Bartlett Peak Lane

Zoning Designation: PDD 10

Property History

PDD 10 was approved in October 2018 and the revised preliminary plat was approved May 2021.

Recommendation

Staff is recommending disapproval.

Attachments

Exhibit 1 – Plat

Exhibit 2 - Application

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



DRIPPING SPRINGS
Texas

Item 4.

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED
(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL	PRE-APPLICATION
CONSULTATION	CONFERENCE
DATE:	DATE:
_____	9/28/21
<input type="checkbox"/> NOT SCHEDULED	<input type="checkbox"/> NOT SCHEDULED

PLAT TYPE

- Amending Plat
- Minor Plat
- Replat
- Final Plat
- Plat Vacation
- Other: _____

CONTACT INFORMATION

APPLICANT NAME Christopher Reid, PE
COMPANY Doucet
STREET ADDRESS 7401B Hwy. 71 W., Ste. 160
CITY Austin **STATE** Texas **ZIP CODE** 78735
PHONE (512)583-2600 **EMAIL** creid@doucetengineers.com


OWNER NAME Elliot Jones
COMPANY Meritage Homes of Texas, LLC
STREET ADDRESS 8920 Business Park Drive, Suite 350
CITY Austin **STATE** Texas **ZIP CODE** 78759
PHONE (512) 610-4853 **EMAIL** elliot.jones@meritagehomes.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Meritage Homes of Texas, LLC
PROPERTY ADDRESS	n/a
CURRENT LEGAL DESCRIPTION	ABS 415 Philip A Smith Survey
TAX ID #	R18077
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	212.4
SCHOOL DISTRICT	Dripping Springs Independent School District
ESD DISTRICT(S)	ESD 6
ZONING/PDD/OVERLAY	PDD 10
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Bartlett Peak Lane</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Scott Ranch</u>

ENVIRONMENTAL INFORMATION	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Big Sky Ranch Phase 4 at Dripping Springs
TOTAL ACREAGE OF DEVELOPMENT	24.86 acres
TOTAL NUMBER OF LOTS	136
AVERAGE SIZE OF LOTS	5,236 SF
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>134</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>22.91</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>3,994 LF</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input type="checkbox"/> NO Not applicable</p>	

COMMENTS: _____

TITLE: Senior Project Manager SIGNATURE:  10/1/21

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative (PEC)
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Charter Communications dba Spectrum
 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 Service
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

<u>PARKLAND DEDICATION?</u>	<u>AGRICULTURE FACILITIES (FINAL PLAT)?</u>
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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.

Applicant Name

Elliot Jones

10/1/21

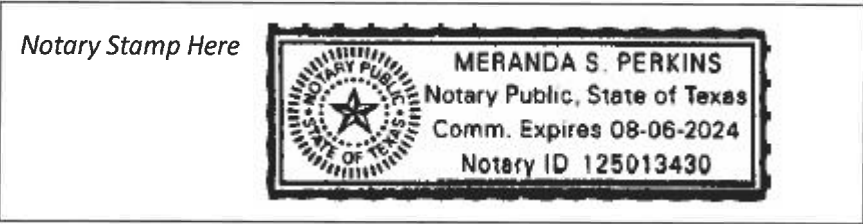
Applicant Signature

Meranda S. Perkins

Date
10/01/2021

Notary

Date



Meritage Homes of Texas, LLC (Elliot Jones)

Property Owner Name


Elliot Jones

10-1-21

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: 10/1/21

FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST		
Subdivision Ordinance, Section 5		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items
<input type="checkbox"/>	N/A <input type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ)
<input type="checkbox"/>	<input type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)] (if applicable)
<input type="checkbox"/>	N/A <input type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale)
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	N/A <input type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	N/A <input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	N/A <input type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	N/A <input type="checkbox"/>	Parkland Dedication fee (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	N/A <input type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(I)(4)]
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pre-Application Meeting Form signed by City Staff Meeting held 9/28/21, no form provided afterwards.

FINAL PLAT INFORMATION REQUIREMENTS		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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)</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information),</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers).</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All physical features of the property to be subdivided shall be shown, including:</p> <ul style="list-style-type: none"> - 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,

		<p>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.</p> <p>- Drainage area in acres or area draining into subdivisions (to be included in drainage report and construction plans); and</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing zoning of the subject property and all adjacent properties if within the city limits.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> • Owner responsible for operation and maintenance of stormwater facilities. • Owner/operator of water and wastewater utilities. • Owner/operator of roadway facilities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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.</p> <ul style="list-style-type: none"> - 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.

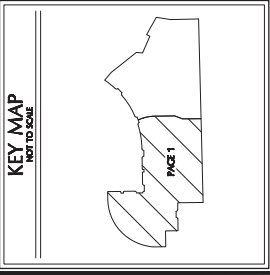
Outdoor Lighting, Article 24.06	Outdoor lighting will be constructed in accordance to Development Agreement and City standards.
---------------------------------	---

Parkland Dedication, Article 28.03	Minimum parkland required is 1 acre per 25 LUEs for residential development. Big Sky Ranch Subdivision proposes 804 LUEs with a minimum required parkland of 32.2 acres. Provided public parkland is 33.8 acres, provided private parkland is 3.5 acres, and provided private open space is 15.7 acres. See Preliminary Plat for Site Data Table and Parkland Summary.
------------------------------------	--

Landscaping and Tree Preservation, Article 28.06	Per Planned Development District No. 10 (PDD #10), a cash-in-lieu credit of \$1,056,000 is provided for the development and the total cost of tree replacement exceeds the minimum total cost per acre of disturbance.
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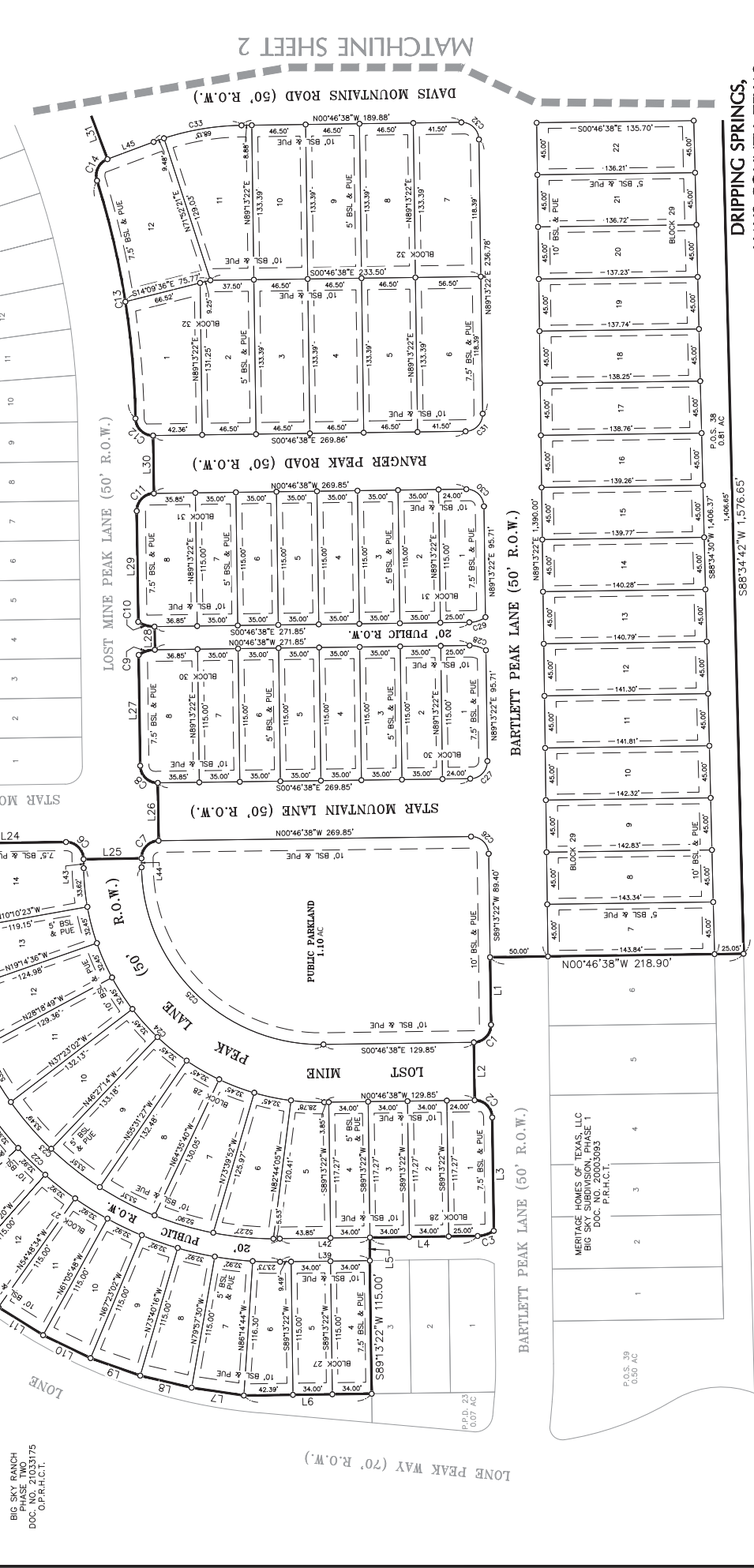
Subdivision, 28.02, Exhibit A	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>Public and private improvements are in conformance with the approved Development Agreement and Preliminary Plat. Additionally, a Contributing Zone Plan Application was submitted and approved by TCEQ for water quality treatment for the proposed development. A copy of the recorded approval letter is enclosed.</p>
Zoning, Article 30.02, Exhibit A	<p>Proposed use is in conformance with approved Development Agreement and PDD #10.</p>

BIG SKY RANCH PHASE FOUR AT DRIPPING SPRINGS



LEGEND

- PHASE BOUNDARY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- 1/2" IRON ROD WITH 1/4" COPPER WIRE
- POINT OF BEGINNING
- VOLUME
- BOOK
- P.O.B.
- VOL.
- BK.
- P.G.
- DRAINAGE EASEMENT
- D.E.
- STATE PARK
- PUBLIC PARK DISTRICT
- P.A.S.
- PRIVATE OPEN SPACE
- BUILDING SETBACK LINE
- B.S.L.
- PUBLIC UTILITY EASEMENT
- P.U.E.
- WEZB
- WATER COUPLER BUFFER ZONE
- OFF-PH.C.T.
- HAYS COUNTY, TEXAS
- DEED RECORD
- O.P.R.H.C.T.
- HAYS COUNTY, TEXAS



DRIPPING SPRINGS,
HAYS COUNTY, TEXAS

DA DOUCET & ASSOCIATES
 Land Surveyors - Registered Professionals
 7401 B. Highway 771 W. Suite 400
 Austin, Texas 78735. Phone: (512)-583-2400
 www.doucetengineers.com
 HBE Firm No. 01028800

Date: 08/13/2021
 Scale: 1" = 60'
 Drawn by: JWF
 Reviewed:
 Project: 168
 Sheet: 1
 Field Book:
 Party/Dist:
 Survey Date:

Item 4.

CANNON FAMILY, LTD.
 CALLED 237.3845 ACRES
 VOL. 1619, P.C. 313
 O.P.R.H.C.T.

P.O.S. 38
0.81 AC

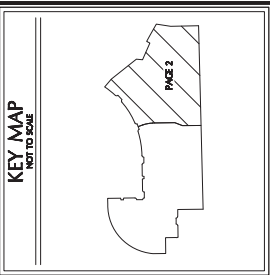
P.O.S. 38
0.81 AC

S88°34.42' W 1,576.65'

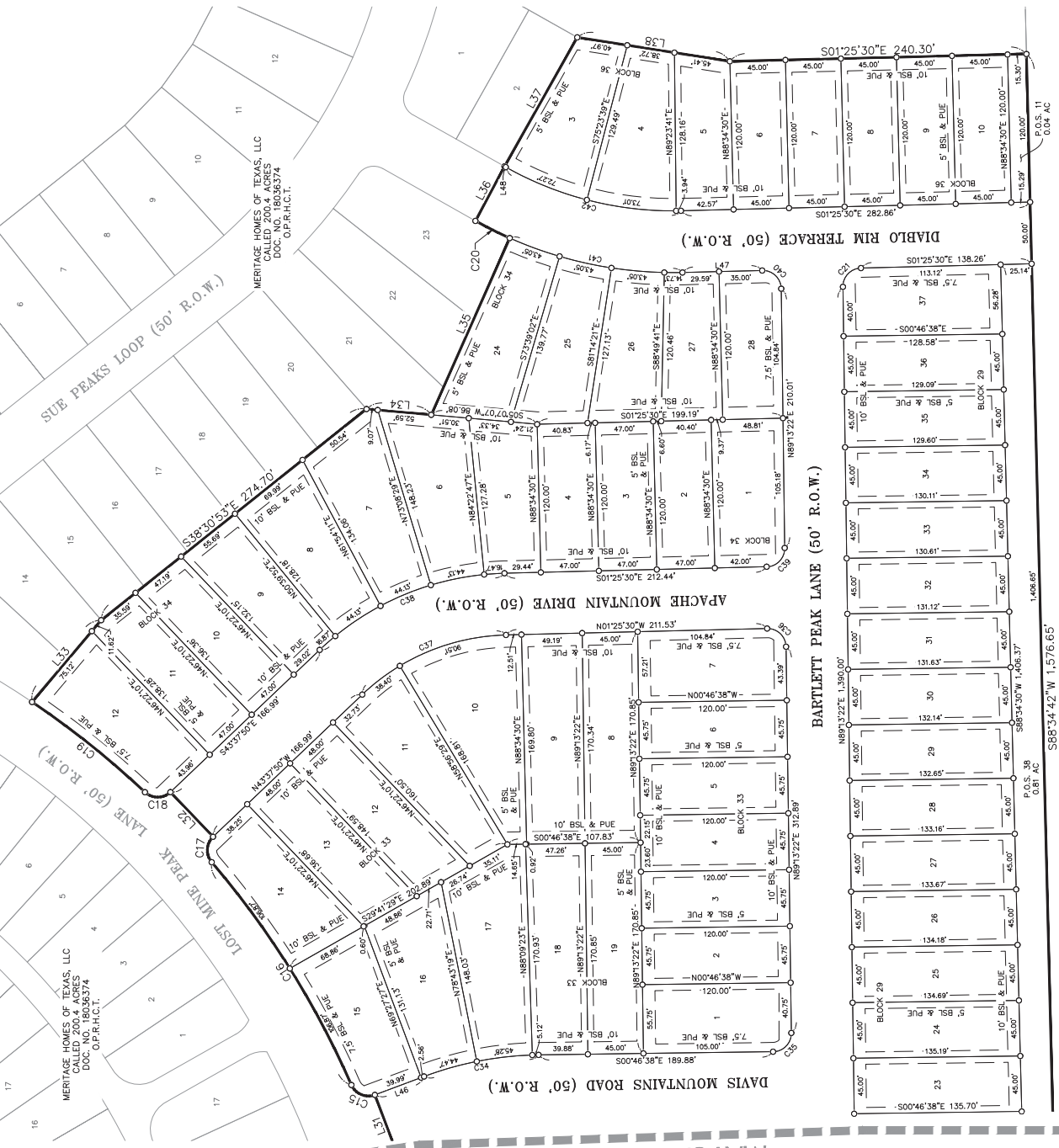
P.O.S. 38
0.07 AC

P.O.S. 39
0.50 AC

BIG SKY RANCH PHASE FOUR AT DRIPPING SPRINGS



GRAPHIC SCALE: 1" = 60'
0 1" 2"



LEGEND	
—	PHASE BOUNDARY LINE
—	LOT LINE
- - -	RIGHT-OF-WAY LINE
- - -	1/2" IRON ROD WITH 'DOUCET' CAP SET
- - -	POINT OF BEGINNING
—	LINE
—	BOOK
—	PAGE
—	DRAINAGE EASEMENT
—	RIGHT-OF-WAY
—	R.O.W.
—	PUBLIC PARK DISTRICT
—	BLVD.
—	BUILDING SETBACK LINE
—	B.S.L.
—	P.U.E.
—	WATER UTILITY BUFFER ZONE
—	W.B.Z.
—	HAYS COUNTY, TEXAS
—	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
—	DEED RECORDS, HAYS COUNTY, TEXAS
—	D.B.A.C.T.

DA DOUCET & ASSOCIATES
 Civil Engineering - Surveying - Professional
 7401 B. Highway 71 W. Suite 410
 Austin, Texas 78735. Phone: (512)-583-2600
 www.doucetengineers.com
 H&E Firm No: 3-300880

Item 4.
 Date: 08/13/2021
 Scale: 1" = 60'
 Drawn By: JWF
 Reviewed: JWF
 Project: 168
 Sheet: 2
 Field Book: 1
 Party Chief: JWF
 Survey Date:

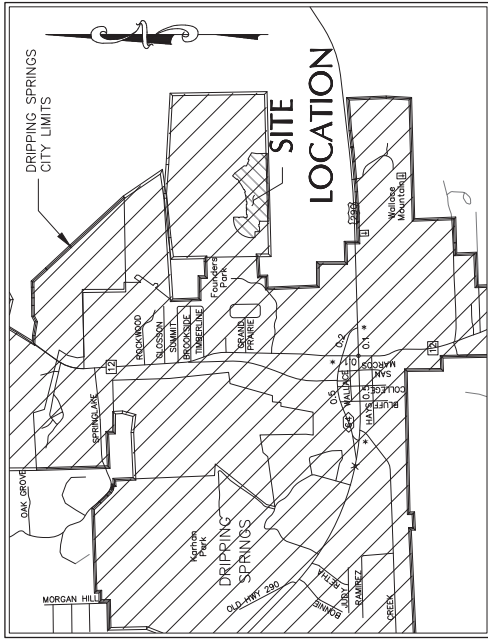
CANNON FAMILY, LTD.
 CALLED 237.3545 ACRES
 VOL 28 P. 313
 O.P.R.H.C.T.

S88°34.42' W 1,576.65'
 P.O.S. 38
 0.81 AC

S01°25'30" E 240.30'
 P.O.S. 11
 0.04 AC

BIG SKY RANCH PHASE FOUR AT DRIPPING SPRINGS

VICINITY MAP
NOT TO SCALE



THE PHILIP A. SMITH LEAGUE, SURVEY #26, ABSTRACT NUMBER 415

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00007938.
UTILITY NOTE:

THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE ACCURATE OR COMPLETE. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. UTILITIES SHOWN ARE BASED ON RECORDS, FIELD OBSERVATION, AND/OR OTHER INFORMATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UTILITIES SHOWN AND THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTIONS.

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

BLOCK 34	
PARCEL	AREA
1	0.157
2	0.129
3	0.129
4	0.129
5	0.143
6	0.180
7	0.191
8	0.170
9	0.151
10	0.145
11	0.149
12	0.199
13	0.179
14	0.159
15	0.145
16	0.145
17	0.135
18	0.135
19	0.162
20	0.166
21	0.130
22	0.124
23	0.124
24	0.124
25	0.124
26	0.124
27	0.124
28	0.124
29	0.124
30	0.124
31	0.124
32	0.124
33	0.124
34	0.042

BLOCK 32	
PARCEL	AREA
1	0.169
2	0.142
3	0.142
4	0.142
5	0.142
6	0.172
7	0.172
8	0.142
9	0.142
10	0.142
11	0.173
12	0.198
13	0.199
14	0.199
15	0.199
16	0.199
17	0.199
18	0.199
19	0.177

BLOCK 29	
PARCEL	AREA
7	0.146
8	0.146
9	0.147
10	0.147
11	0.146
12	0.146
13	0.146
14	0.145
15	0.144
16	0.144
17	0.143
18	0.143
19	0.142
20	0.142
21	0.141
22	0.140
23	0.140
24	0.139
25	0.139
26	0.138
27	0.138
28	0.137
29	0.137
30	0.136
31	0.136
32	0.135
33	0.135
34	0.134
35	0.134
36	0.133
37	0.163
38	0.810

BLOCK 28	
PARCEL	AREA
1	0.103
2	0.092
3	0.092
4	0.092
5	0.111
6	0.120
7	0.125
8	0.129
9	0.131
10	0.131
11	0.129
12	0.124
13	0.118
14	0.174
15	0.174
16	0.174
17	0.174
18	0.174
19	0.174
20	0.098
21	0.135
22	0.092
23	0.092
24	0.092
25	0.092
26	0.092
27	0.133

BLOCK 27	
PARCEL	AREA
4	0.090
5	0.090
6	0.100
7	0.104
8	0.103
9	0.103
10	0.103
11	0.103
12	0.103
13	0.103
14	0.103
15	0.103
16	0.103
17	0.103
18	0.103
19	0.104
20	0.098
21	0.135
22	0.092
23	0.092
24	0.092
25	0.092
26	0.133

LINE	BEARING	DISTANCE
L1	S89°13'22"W	58.33'
L2	S89°13'22"E	50.00'
L3	S89°13'22"E	97.98'
L4	N00°46'38"W	93.00'
L5	N89°44'34"W	20.00'
L6	N00°46'38"W	110.39'
L7	N08°31'51"E	45.61'
L8	N31°10'7"E	45.52'
L9	N19°28'21"E	45.52'
L10	N25°45'50"E	45.52'
L11	N32°02'49"E	45.52'
L12	N39°20'03"E	45.52'
L13	N44°37'17"E	45.52'
L14	N50°54'31"E	45.52'
L15	N57°11'44"E	45.52'
L16	N63°28'58"E	45.52'
L17	N69°46'12"E	45.52'
L18	N76°03'36"E	45.52'
L19	N81°41'09"E	45.52'
L20	N87°13'22"E	40.89'
L21	N89°29'02"E	51.20'
L22	S00°46'38"E	110.48'
L23	S00°46'38"E	20.00'
L24	S00°46'38"E	95.71'

LINE	BEARING	DISTANCE
C1	23.56'	15.00'
C2	23.56'	15.00'
C3	14.86'	25.00'
C4	14.86'	25.00'
C5	14.86'	25.00'
C6	23.56'	15.00'
C7	23.56'	15.00'
C8	23.56'	15.00'
C9	14.86'	25.00'
C10	14.86'	25.00'
C11	23.56'	15.00'
C12	23.56'	15.00'
C13	208.73'	725.00'
C14	22.75'	15.00'
C15	22.75'	15.00'
C16	213.73'	725.00'
C17	22.75'	15.00'
C18	22.75'	15.00'
C19	117.19'	725.00'
C20	31.07'	325.00'
C21	23.56'	15.00'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C22	471.24'	300.00'	90°00'00"	N44°13'22"E	424.26'
C23	439.82'	280.00'	90°00'00"	N44°13'22"E	395.98'
C24	323.01'	205.00'	90°00'00"	N44°13'22"E	289.91'
C25	243.47'	155.00'	90°00'00"	N44°13'22"E	219.20'
C26	23.56'	15.00'	90°00'00"	S44°13'22"W	21.21'
C27	23.56'	15.00'	90°00'00"	S45°46'38"E	21.21'
C28	14.86'	25.00'	34°03'21"	N61°5'02"E	14.64'
C29	14.86'	25.00'	34°03'21"	S174°8'19"E	14.64'
C30	23.56'	15.00'	90°00'00"	N44°13'22"E	21.21'
C31	23.56'	15.00'	90°00'00"	S45°46'38"E	21.21'
C32	23.56'	15.00'	90°00'00"	N44°13'22"E	21.21'
C33	77.62'	225.00'	19°45'54"	N10°29'36"W	77.23'
C34	94.87'	275.00'	19°45'54"	N10°29'36"W	94.40'
C35	23.56'	15.00'	90°00'00"	S45°46'38"E	21.21'
C36	23.73'	15.00'	90°48'52"	N43°53'56"E	21.33'
C37	128.91'	175.00'	47°12'19"	N22°31'40"W	126.01'
C38	165.74'	225.00'	47°12'19"	N22°31'40"W	162.02'
C39	23.39'	15.00'	89°21'08"	S46°00'04"E	21.09'
C40	23.73'	15.00'	90°38'52"	N43°53'56"E	21.33'
C41	143.87'	325.00'	25°21'49"	N11°52'47"E	142.70'
C42	148.02'	275.00'	30°50'27"	N13°59'43"E	146.24'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	N45°46'38"E	21.21'
C2	23.56'	15.00'	90°00'00"	S44°13'22"W	21.21'
C3	14.86'	25.00'	34°03'21"	N174°8'19"W	14.64'
C4	14.86'	25.00'	34°03'21"	S72°11'41"W	14.64'
C5	14.86'	25.00'	34°03'21"	S73°44'58"E	14.64'
C6	23.56'	15.00'	89°59'48"	S44°13'22"W	21.21'
C7	23.56'	15.00'	89°54'00"	S45°46'38"E	21.21'
C8	23.56'	15.00'	90°00'00"	N44°13'22"E	21.21'
C9	14.86'	25.00'	34°03'21"	S174°8'19"E	14.64'
C10	14.86'	25.00'	34°03'21"	N16°15'02"E	14.64'
C11	23.56'	15.00'	90°00'00"	S45°46'38"E	21.21'
C12	23.56'	15.00'	89°49'44"	N44°08'14"E	21.16'
C13	208.73'	725.00'	16°29'44"	N80°46'14"E	208.01'
C14	22.75'	15.00'	86°54'05"	S63°59'35"E	20.63'
C15	22.75'	15.00'	86°54'05"	N22°54'50"E	20.63'
C16	213.73'	725.00'	16°33'27"	N87°54'49"E	212.96'
C17	22.75'	15.00'	86°54'05"	S87°04'52"E	20.63'
C18	22.75'	15.00'	86°54'05"	N00°10'47"W	20.63'
C19	117.19'	725.00'	9°15'42"	N36°38'24"E	117.07'
C20	31.07'	325.00'	5°18'38"	N25°46'37"E	31.06'
C21	23.56'	15.00'	89°21'08"	N46°00'04"W	21.09'

DA DOUCET & ASSOCIATES
Professional Surveyors and Engineers
7401 B Highway 71, Suite 160
Austin, Texas 78735, Phone: (512)-583-2400
www.doucetengineers.com
18E Firm No. 10105880

Date: 08/13/2021
Scale: N/A
Drawn by: JWF
Reviewed by: JWF
Project: 168
Sheet: 3
Field Book:
Party Chgt:
Survey Date:

Item 4.

BIG SKY RANCH PHASE FOUR 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 200.4 ACRES IN THE PHILLIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 2415 IN HAYS COUNTY, TEXAS, COMEVED BY DEED OF RECORD IN DOCUMENT NO. 18036374 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 24.86 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

BIG SKY RANCH PHASE FOUR 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 _____ DAY OF _____ A.D. 2021.

ELLIOT JONES, DIVISION VICE PRESIDENT
 MERITAGE HOMES OF TEXAS, LLC

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 _____, EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ A.D. 2021.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

ENAL 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 SEWER CONNECTION SHALL BE IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS WASTEWATER UTILITY SERVICE AND FEE AGREEMENT BETWEEN THE CITY AND MERITAGE HOMES OF TEXAS, DATED SEPTEMBER 18, 2018.
9. ELECTRIC SERVICE WILL BE PROVIDED BY THE FEDERALELES 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 FEET.
13. MINIMUM REAR SETBACK SHALL BE 10 FEET.
14. MINIMUM INTERIOR SIDE YARD SETBACKS SHALL BE 5 FEET.
15. MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 7.5 FEET.
16. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS AS AMENDED BY PD# 810.
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 BEGAIN 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 WATER QUALITY PROTECTION ORDINANCE (REVISED) OR AS PERMITTED BY THE TCEQ AND IN COMPLIANCE WITH THE CITY OF DRIPPING SPRINGS WATER QUALITY PROTECTION ORDINANCE.
23. TWO SHADE TREES WILL BE REQUIRED FOR EACH RESIDENTIAL LOT PER THE CITY OF DRIPPING SPRINGS LANDSCAPE ORDINANCE.
24. THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE PARK.
25. THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PUBLIC PARKS AND OPEN SPACE LOTS.
26. THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL STORM WATER DETENTION AND WATER QUALITY PONDS.
27. THIS DEVELOPMENT IS SUBJECT TO DRIPPING SPRINGS ORDINANCE 2018-24, PLANNED DEVELOPMENT DISTRICT NO. 10-BIG SKY AS AMENDED BY ORDINANCE #2020-25 ON JUNE 9, 2020.
28. ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4 FOOT WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
29. ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4 FOOT WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
30. OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS AND DRAINAGE EASEMENTS (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
31. A 10 FOOT PUBLIC UTILITY EASEMENT ALONG THE FRONT OF LOTS ADJACENT TO PUBLIC STREETS IS HEREBY DEDICATED, UNLESS OTHERWISE NOTED.
32. A 7.5 FOOT PUBLIC UTILITY EASEMENT ALONG THE SIDE OF LOTS ADJACENT TO PUBLIC STREETS IS HEREBY DEDICATED, UNLESS OTHERWISE NOTED.
33. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, THAT OBSTRUCT OR LIMIT FLOW SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
34. INSPECTION, OPERATION AND MAINTENANCE.
35. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
36. STREET LIGHTING WILL COMPLY WITH LIGHTING ORDINANCE [SRDA 3.11].

DEVELOPMENT NOTE:

THIS DEVELOPMENT IS SUBJECT TO ORDINANCE 2018-24 PD# 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 SUPPLY. THE CITY OF DRIPPING SPRINGS HAS A WATER COLLECTION AND TREATMENT PLANT LOCATED IN THE CITY OF DRIPPING SPRINGS. THE CITY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. GROUND 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. THE CITY OF DRIPPING SPRINGS HAS A SANITARY SEWER TREATMENT PLANT LOCATED IN THE CITY OF DRIPPING SPRINGS. THE CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MADE.

CHAD GILPIN _____ DATE _____
 CITY ENGINEER

STATE OF TEXAS }
 COUNTY OF TRAVIS }

BIG SKY RANCH PHASE FOUR HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT OF ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1220028, AND IS HEREBY APPROVED ADMINISTRATIVELY.

MICHELLE FISHER, CITY ADMINISTRATOR OF DRIPPING SPRINGS

STATE OF TEXAS }
 COUNTY OF TRAVIS }

KNOW BY ALL MEN THESE PRESENTS, THAT THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE SURVEY RELATED REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS, TEXAS, AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

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

STATE OF TEXAS }
 COUNTY OF TRAVIS }

I, CHRIS A. REDD, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A 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.

CHRIS A. REDD _____ DATE _____
 LICENSED PROFESSIONAL ENGINEER
 STATE OF TEXAS NO. 91546

STATE OF TEXAS }
 COUNTY OF HAYS }

I, ELAINE HANSON CARRERAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 2021, AT _____ O'CLOCK _____ M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN _____ DAY OF _____ A.D. 2021.

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

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

**DRIPPING SPRINGS,
 HAYS COUNTY, TEXAS**



Date:	08/13/2021
Scale:	N/A
Drawn by:	JWF
Reviewed:	
Project:	168
Sheet:	4
Field Book:	
Party Dntr:	
Survey Date:	

Item 4.



CITY OF DRIPPING SPRINGS

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

Date: November 5, 2021

Meranda Perkins
Doucet
7401B Hwy. 71 W., Ste. 160
Austin TX 78735
mperkins@doucetengineers.com

Permit Number: SUB2021-0062
Project Name: Big Sky Ranch Phase 4 Final Plat
Project Address: Bartlett Peak Lane, Dripping Springs, TX
78620

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.

City Planner Comments

The following comments have been provided by Tory Carpenter. Should you have any questions or require additional information, please contact Tory Carpenter by email tcarpenter@cityofdrippingsprings.com.

1. Update the city approval statement to read: "Big Skye Ranch Phase four has been approved by the Planning & Zoning Commission on the __ day of _____, 20__."
2. Provide documentation for approval of the street names. (4.7d)
3. Remove building setback lines from the plat.

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.

4. Provide an overall Phasing Sheet with IC and Parkland tracking table as was provided in Phases 1 and 2. [Development Agreement 3.2.6]
5. Sheet 1 & 2 – POS 38 should be labeled as a drainage lot or a drainage easement containing the limits of the 100-year storm event needs to be dedicated.
6. Sheet 1 & 2 – Clearly show and identify the full width of the Davis Mountain ROW running along the match line.
7. The Final Plat cannot be approved until either:
 - a. Construction of Public Infrastructure is complete and accepted by the jurisdiction that will own it; OR

b. Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.

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.

Note regarding plats subject to Planning and Zoning Commission review: Resubmittals of corrected plats and associated plans must be received no later than seven (7) calendar days prior to the scheduled P&Z meeting for final review and inclusion in the P&Z packets [Ch. 28, Ex. A, Sec. 3.8].

Note regarding Site Development Plans: Revisions must be submitted within 60 days of the date of this letter or a new application will be required [Sec. 28.04.011].

Regards,

Tory Carpenter,

***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.



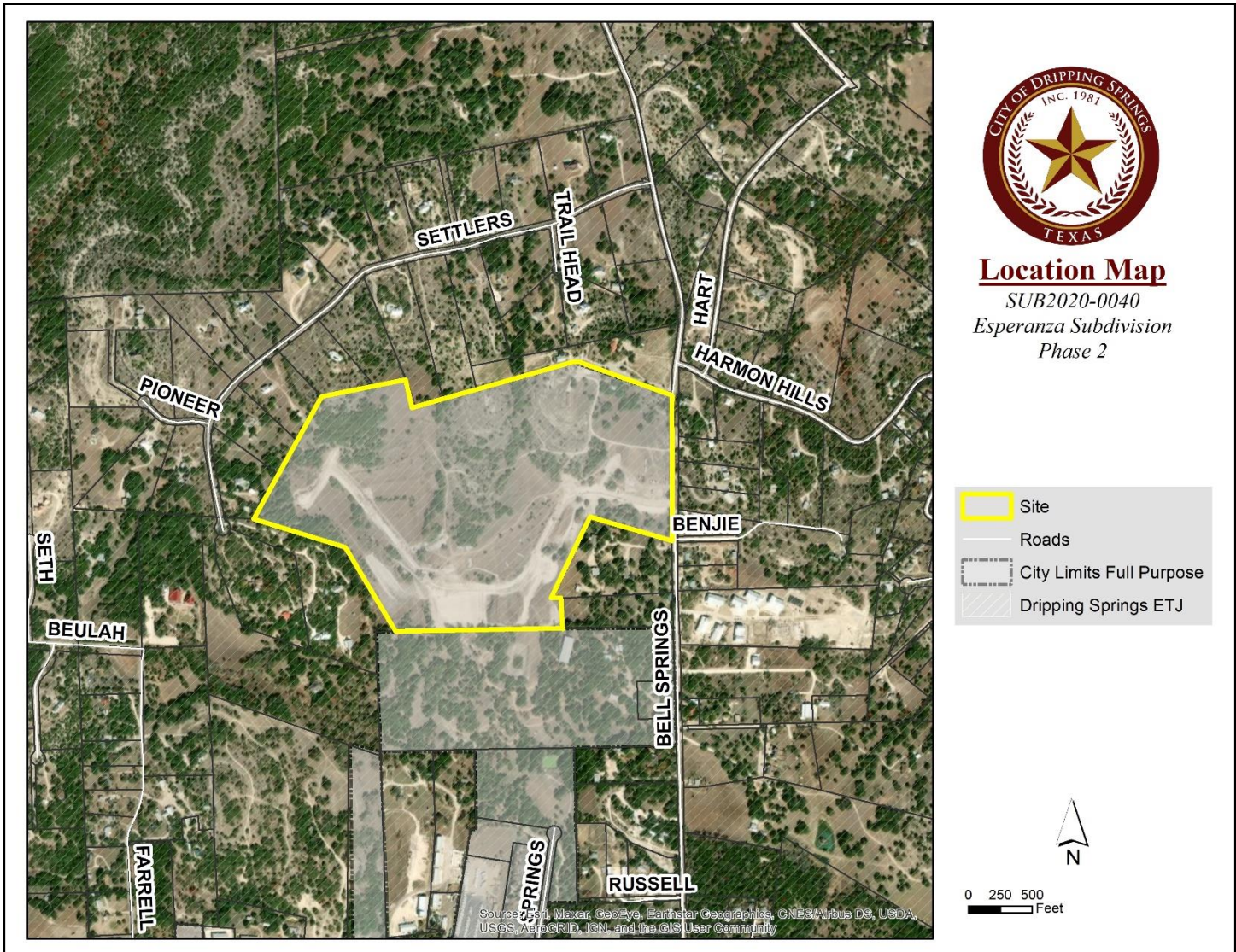
Planning & Zoning Commission Planning Department Staff Report

Item 5.

P&Z Meeting: November 9, 2021
Project Number: SUB2020-0040
Project Planner: Tory Carpenter, Senior Planner

Item Details

Project Name: Esperanza Phase 2 Final Plat
Property Location: 4900 Bell Springs Road
Legal Description: 52.44 acres out of the Indian Point Subdivision
Applicant: Adrian Rosas, TRE & Associates
Property Owner: Esperanza 104, LLC
Request: A residential final plat.



Overview

The applicant is requesting approval of a final plat consisting of 57 residential lots.

Action Requested

Conditional approval.

Site Information

Location:

4900 Bell Springs Road

Zoning Designation: SF-2

Property History

The Esperanza Phase 2 final plat was originally approved in April 2021. This updated final plat reflects changes to the construction plans which eliminated the access to Yellow Bell Run from Bell Springs Road.

Recommendation

Staff is recommending approval with the following condition:

1. Construction final punch list items are addressed, and Public Infrastructure is accepted by the Jurisdiction that will owns it.

Attachments

Exhibit 1 – Plat

Exhibit 2 - Application

Recommended Action:	Approval with the following condition: 1. Construction final punch list items are addressed, and Public Infrastructure is accepted by the Jurisdiction that will owns it.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A



APPLICATION FOR A
SUBDIVISION

Proposed Name of Subdivision: Esperanza Subdivision, Phase Two

Name of Applicant: Adrian Rosas, PE

Name of Property Owner: Esperanza 104, LLC

Contact Address: 6101 W. Courtyard Drive, Bldg. 1, Ste. 100

Telephone #: 512-358-4049

Contact Email Address: arosas@tr-eng.com

Person to Appear at P&Z / City Council (if required): Adrian Rosas

Property Address/Location: 4900 Bell Springs Road

Current Legal Description: Lot 2A, Resub of Lot 1 & 2 Indian Point Estates

Current Land Area: 107.76 Acres (Total); 52.4 Acres- Phase 2

Name of Surveyor / Engineer / Architect: Travis Tabor, RPLS

Name of Company: Land Design Services, Inc.

Address: 10090 W. Highway 29, Liberty Hill, TX 78642

Telephone: 512-238-7901

Email: ttabor@lisisurvey.com

Type of Plat:

Minor Plat

Amended Plat

Replat

Major Plat

Plat Vacation

IS THE PROPOSED SUBDIVISION IN THE CITY LIMITS OR EXTRA TERRITORIAL JURISDICTION?

City Limits ETJ

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*).

COMPLIANCE WITH LIGHTING ORDINANCE:

Yes (Required) Yes (Voluntary) No

Total Acreage of Development: 52.4 Total Acreage of Lots: 52.4

Intended Use of Lots: Single Family

of Residential: 56 # of Commercial/Industrial: 0

Total Number of Lots: 58 Average Size of Lots: 3/4 acre

PARKLAND DEDICATION:

Acreage: 9.82 (Phase 1) Proposed Cash in Lieu: _____

Ag Fee: _____

Frontage on Existing Road:

City/County (Public) Road: Bell Springs Road

State Road: _____

Private Road: _____

New Roads in Development (linear feet per individual street; number of streets, category)
(A list of proposed names for streets must be submitted at time of Preliminary)

Public Roads: See Plan Set

Private Roads: _____

IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?

Yes No

IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?

Yes No

IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?

Yes No

SCHOOL DISTRICT: Dripping Springs ISD

SOURCE OF WATER

Surface Water

Public Water Supply
 Rainwater

Ground Water

Private Well
 Shared Well
 Public Water Supply

ANTICIPATED WASTEWATER SYSTEM:

Conventional Septic System
 Class I (Aerobic) Permitted System
 Public Sewer

PUBLIC UTILITY CHECKLIST

(Fill out below or attach letters from the listed utility providers verifying their easements from the below utility providers)

ELECTRIC UTILITY:

Company Name: PEC
Approved As-Is: _____ Easement Required: _____
Define Required Easement: _____
Signature: _____ Title: _____

TELEPHONE UTILITY

Company Name: Frontier Communities
Approved As-Is: : _____ Easement Required: _____
Define Required Easement: _____
Signature: _____ Title: _____

WATER UTILITY (If Applicable)

Company Name: Dripping Springs Water Supply Corporation
Approved As-Is: : _____ Easement Required: _____
Define Required Easement: _____
Signature: _____ Title: _____

If doing water provision for the development using groundwater resources, the Hays-Trinity Groundwater Conservation District must be notified:

HAYS-TRINITY GCD:

Notified: Yes No

Comments: _____
Signature: _____ Title: _____

SEWER UTILITY (If Applicable)

Company Name: _____

Approved As-Is: _____ Easement Required: _____
Define Required Easement: _____
Signature: _____ Title: _____

HAYS COUNTY ROAD & BRIDGE DEPARTMENT

Approved Proposed Location for Driveway: Yes No
Required ROW Dedication: Yes No
Define Required ROW (if required):
Utilities to be placed in ROW: Yes No
Signature: _____ Title: _____

TEXAS DEPARTMENT OF TRANSPORTATION

Approved Proposed Location for Driveway: Yes No
Required ROW Dedication: Yes No
Define Required ROW (if required):
Utilities to be placed in ROW: Yes No
Signature: _____ Title: _____

WAIVERS TO BE REQUESTED:

(To be accompanied by letter from Owner making request)
Define briefly the waiver to be requested: *(Subdivision Ordinance, Vol. 2, Art. 15, Ch. 20, Subchapter A, Sec. 1.6)*

DEVELOPMENT AGREEMENT:

Yes No
Define Development Agreement briefly: _____

ZONING OF PROPERTY

Current Zoning: SF-2
Zoning Change to be requested:
Yes No
Define proposed zoning change briefly: _____
(To be accompanied by Application for Zoning Amendment)

Fiscal Security Requirements (if required): _____

APPLICANT'S SIGNATURE

(Note: An additional signature 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.)

Adrian Rosas, PE

Applicant Name

[Handwritten Signature]

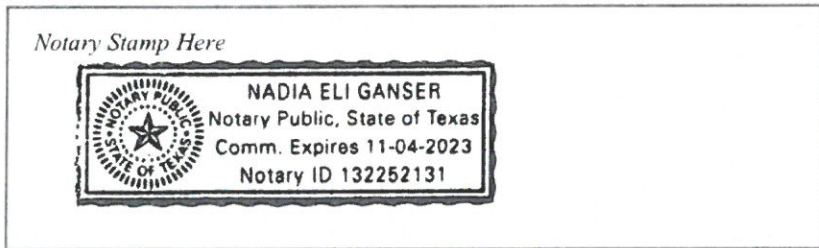
Applicant Signature

10/15/20
Date

[Handwritten Signature]

Notary

10/15/20
Date



James Dorney

Property Owner Name

James D Dorney

Property Owner Signature

10-15-20
Date

WAIVER REQUEST (Optional)

"I hereby agree to waive the 30-day requirement for action to be taken on this plat per the Code of Ordinances, Volume 2, Article 15: "Development", Chapter 20: "Subdivisions, Section 3.4.2." (Further ref.: Local Gov't Code Ch. 212.009)

Applicant Signature

Date

SUBDIVISION SUBMITTAL CHECKLIST:

PRELIMINARY

Section 3.7, Subdivision Ordinance

Application Submittal for Review

- Completed Application Form (including all required signatures)
- Application Fee (refer to Fee Schedule) \$ _____

- PDF/Digital Copies of:
 - Preliminary Plats
 - Engineer's Summary Report

When submitting digital files, a coversheet must be included outlining what digital contents are included
- Billing Contact Form
- ESD#6 Application
- Preliminary Plats (3 copies required)
- Development Agreement *(if applicable)*
- Facility Planning Report *(if applicable and if not being served by a public wastewater system)*
- Tax certificates/receipts *(verifying that property taxes are current)*
- Preliminary Drainage Study
- List of Property Owners within 300'
- Engineer's Summary Report (3 copies)
- Water Supply Letter (WTCPUA/City of DS/DS WSC/MUD/WCID)
- Water Availability Study *(reviewed and approved by the County or its agent, possibly the Hays-Trinity Groundwater District)*
- Utility Service Provider letters *(PEC, AT&T or Verizon, Time Warner – cable/telephone; gas service, if applicable; wastewater – if in a MUD or WCID, or in the City's service area; if new MUD, WCID, or private wastewater service planned, than a letter of intent from developer stating this will be satisfactory.)*
- TXDOT Permit or Permit Application (showing either approval, or as submitted)
- Copy of a Notice Letter to the School District (notifying of preliminary submittal)
- Lighting Ordinance Compliance Agreement – signed with attached photos/drawings *(required if marked "Yes (Required)" on above Lighting Ordinance Section of application)*

FINAL

Section 5.2, Subdivision Ordinance

Application Submittal for Review

- Completed Application Form *(including all required signatures)*
- Engineer's Summary (2 copies)
- Application Fee (refer to Fee Schedule) \$ 25,450.00
- Billing Contact Form
- Final Plats (3 copies – 24"x36")
- Coversheet listing the contents of digital submittal (with attached CD or USB *see below*)
- PDF and/or digital copies of:
 - Subdivision Plat
 - Construction Plans
 - Engineer's Summary Report
 - Final Plat
 - Construction Drawings
 - Projected Digital (GIS) data of Subdivision
 - When submitting digital files, a coversheet must be included outlining what digital contents are included***
- Construction Drawings (1 reduced – half-size; 3 full-size) *(as applicable)*
- "Letter of Satisfactory Completion" (of public improvements) – *only if the improvements are built without fiscal surety for the construction before the approval of the final plat.*

- Letters from utility companies verifying their easements (*only applicable if not completed within the Application*)
- Cost estimate of public improvements (*If in City limits, all public improvements to include water, wastewater (as applicable for sewer), roads, drainage, curbs, sidewalks, etc.*)
- List of Property Owners within 300' and corresponding property map, shaded to show 300' boundary
- Drainage Study (if not included in Engineer's Summary Report) (*if applicable*) (2 copies)
- Geotech Report (*if applicable*) (2 copies)
- Tax Certificates / Tax receipts (*verifying that property taxes are current*)
- Lot Closure Reports
- Subdivision Closure Reports
- Copy of a Notice Letter to the School District (revised for final submittal)
- Ag Facility Fees (\$35 per LUE)
- ESD#6 Application
- ESD #6 Application Fee of \$240
- Lighting Ordinance Compliance Agreement – signed with attached photos/drawings (*required if marked "Yes (Required)" on above Lighting Ordinance Section of application*)

For Projects within the ETJ, please include the following items in a **separate, sealed and labeled envelope** per the City of Dripping Spring's 1445 Agreement with Hays County:

- Final Plat
- Construction Plans (as applicable)
- County Application (and required exhibits)
- County Application Fee

Submittal for P&Z and Council

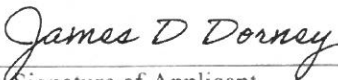
- Fiscal sureties for construction or maintenance of public improvements (*a maintenance fiscal needs submitting if the improvements are already built, in which case there would also be the Letter of Satisfactory Completion; the construction fiscal would be needed if the developer is going to build the improvements after the approval of the Final Plat. If project is in the ETJ, the City waives the fiscal surety as this is governed by the County's regulations*)

Public Notice

Regardless of schedule for Review Submittal or P&Z and Council Agendas, signs are required to be posted within 48 hours of the submittal of the complete application. The Public Notice sign must be picked up at the City Offices when the application is turned in for a deposit fee of \$100. Once a permit has been issued, signs in good condition can be returned for a \$75 refund.

- Public Notice Sign (\$100 deposit)

*All required items and information (including all applicable above listed exhibits and fees) must be received by the City in order for an application and request to be considered complete. **Incomplete submissions will not be reviewed or scheduled for any further action until all deficient items or information has been received.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:*



 Signature of Applicant

 10-15-20
 Date

STATE OF TEXAS }
COUNTY OF HAYS }

KNOW ALL MEN BY THESE PRESENTS:

THAT, ESPERANZA 104, LLC, A TEXAS LIMITED LIABILITY COMPANY OWNER OF THAT CERTAIN 107.76 ACRES, SITUATED IN THE B.F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, IN HAYS COUNTY, TEXAS, AS CONVEYED TO IT BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 19014537 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE ALL OF SAID 52.40 ACRES IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "ESPERANZA SUBDIVISION PHASE TWO FINAL PLAT", SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE OWNERS OF THE PROPERTY THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE _____ DAY OF _____ A.D., 20__

By: _____
JAMES DORNEY, MANAGER
ESPERANZA 104, LLC
7935 ESCALA DRIVE
AUSTIN, TEXAS 78735

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JAMES DORNEY, MANAGER, 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 THE _____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS

STATE OF TEXAS }
COUNTY OF HAYS }

I, ADRIAN H. ROSAS, 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. 48209C0085F, 48209C0105F AND 48209C0101F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. 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 AND/OR DRAINAGE EASEMENTS SHOWN ON THE ATTACHED PLAT.

ADRIAN H. ROSAS, P.E. _____ DATE _____
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 89450

STATE OF TEXAS }
COUNTY OF HAYS }

I, TRAVIS S. TABOR, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF THE UNIFIED DEVELOPMENT CODE PUBLISHED BY THE CITY OF DRIPPING SPRINGS, TEXAS, IS TRUE AND CORRECT TO THE BEST OF MY BELIEF, AND WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION. THE FIELD WORK WAS COMPLETED ON MAY, 2017.

TRAVIS S. TABOR, P.L.S.
STATE OF TEXAS NO. 8428

10/04/2021
DATE



LANDESIGN SERVICES, INC
10090 W HIGHWAY 29
LIBERTY HILL, TEXAS 78642
(512) 238-7901
FIRM REGISTRATION NO. 10001800

FINAL PLAT NOTES:

- THIS PLAT IS LOCATED ENTIRELY WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
- NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- THIS PROJECT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- WATER SERVICE WILL BE PROVIDED BY DRIPPING SPRINGS WATER SUPPLY CORPORATION (D.S.W.S.C.), NO INDIVIDUAL WATER WELLS WILL BE PROVIDED.
- EACH RESIDENTIAL LOT WILL BE SERVED BY AN INDIVIDUAL ON-SITE SEWAGE FACILITY.
- ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
- TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON OR AT&T.
- ORGANIZED GAS UTILITY SERVICE WILL BE PROVIDED BY TXGAS.
- MINIMUM FRONT SETBACK SHALL BE 25 FEET.
- MINIMUM REAR SETBACK SHALL BE 25 FEET.
- MINIMUM SIDE AND INTERIOR SETBACKS SHALL BE 15 FEET.
- MINIMUM SIDE STREET SETBACK SHALL BE 15 FEET.
- PUBLIC UTILITY EASEMENTS OF 10 FEET SHALL BE LOCATED ON BOTH SIDES OF DEDICATED RIGHTS-OF-WAYS.
- ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS REQUIREMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE CITY OF DRIPPING SPRINGS.
- LINEAR FOOTAGE OF CHERRY SAGE COURT (LOCAL STREET): 613'
LINEAR FOOTAGE OF CAST IRON COVE (LOCAL STREET): 755'
LINEAR FOOTAGE OF YELLOW BELL RUN (LOCAL STREET): 2,749'
- THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS REQUIREMENTS AS APPLICABLE TO THIS DEVELOPMENT.
- AREA WITHIN THE RIGHT-OF-WAY = 6.008 ACRES
- DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF DRIPPING SPRINGS REQUIREMENTS OR AS APPROVED BY THE CITY OF DRIPPING SPRINGS.
- ALL LOT AND ROADWAY CORNERS HAVE BEEN MARKED WITH 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET.
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAYS 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 CITY OF DRIPPING SPRINGS.
- THE CITY OF DRIPPING SPRINGS ASSUMES NO OBLIGATION TO BUILD THE STREET, ROAD OR 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 CITY OF DRIPPING SPRINGS AND 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.
- THE H.O.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION, WATER QUALITY STRUCTURES AND TRAILS WITHIN THIS SUBDIVISION. D.S.W.S.C. AGENCY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER SYSTEM LOCATED WITHIN THE SUBDIVISION.
- THIS PLAT 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.
- PARKLAND DEDICATION REQUIREMENTS FOR PHASE I AND II HAVE BEEN SATISFIED AS PART OF THE PHASE I FINAL PLAT.
- MINIMUM REAR SETBACKS FOR LOTS 17-21, BLOCK 2 SHALL BE 35 FEET.
- WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF COMPLIANCE WITH CITY OF DRIPPING SPRINGS WATER QUALITY ORDINANCE AND THE APPROVED TCEQ CONTRIBUTING ZONE PLAN FOR THIS TRACT.
- WATER QUALITY EASEMENTS SHALL BE MAINTAINED TO THE STANDARDS SET BY TCEQ RG-348 FOR VEGETATIVE FILTER STRIPS AND GRASSY SWALES. THE HOA WILL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF WATER QUALITY EASEMENTS.
- SEPTIC FIELDS, TANKS OR FACILITIES ARE PROHIBITED WITHIN THE WATER QUALITY EASEMENTS.
- PARKING OF ANY VEHICLES, TRAILERS OR BOATS IS PROHIBITED WITHIN WATER QUALITY EASEMENTS.
- ALL WATER QUALITY EASEMENTS ARE TO REMAIN UNDISTURBED WITH NO IMPERVIOUS COVER OR ABOVE GROUND STRUCTURES EXCEPT FOR THE FOLLOWING:
 - ONE 25' WIDE DRIVEWAY CROSSING PER LOT.
 - FENCES THAT DO NOT OBSTRUCT FLOW.
 - LOW IMPACT PARKS AND OPEN SPACE LIMITED TO SIDEWALKS, TRAILS, PICNIC FACILITIES AND SIMILAR CONSTRUCTION THAT DOES NOT SIGNIFICANTLY ALTER THE EXISTING VEGETATION WHEN APPROVED BY THE CITY ENGINEER.
 - WATER METERS, ELECTRIC BOXES AND ANY OTHER UTILITY DESIGNED TO SERVICE RESIDENTIAL LOTS.
 - TERRACING TO REDUCE SLOPE WHEN APPROVED BY THE CITY ENGINEER.
 - LANDSCAPING IMPROVEMENTS SHALL BE LIMITED TO PERVIOUS, VEGETATIVE IMPROVEMENTS WITH NO HARDSCAPE AND NO INCREASE IN SLOPES.
 - WATER QUALITY AND STORMWATER SYSTEM IMPROVEMENTS WHEN APPROVED BY THE CITY ENGINEER.
- ALL TRAILS WILL BE MAINTAINED BY THE HOA.

ENGINEERING AND PUBLIC WORKS 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 SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS ENGINEERING AND PUBLIC WORKS DEPARTMENT.

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

CHAD GILPIN, P.E. _____ DATE _____
CITY ENGINEER

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT, ESPERANZA SUBDIVISION PHASE TWO, HAS BEEN SUBMITTED TO BE CONSIDERED BY THE CITY COUNCIL OF DRIPPING SPRINGS AND IS HERE BY APPROVED APPROVED, THIS THE _____ DAY OF _____, 20__ A.D.

PLANNING AND ZONING CHAIR OR VICE CHAIR

ATTEST:
ANDREA CUNNINGHAM
CITY SECRETARY

STATE OF TEXAS
COUNTY OF HAYS

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN 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 RECORDS OF HAYS COUNTY, TEXAS IN DOCUMENT NUMBER _____ IN MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20__ A.D.

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

Item 5.

LANDSIGN
SERVICES, INC
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TEL: 512-238-7901

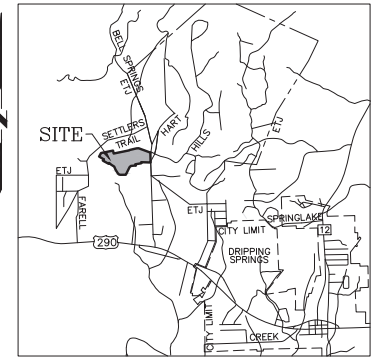
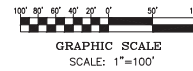
ESPERANZA SUBDIVISION
PHASE TWO
FINAL PLAT

PROJECT NAME: BELL SPRINGS
JOB NUMBER: 374-15-1
DATE: 04/29/2020
DRAWING FILE PATH: K:\BELL SPRINGS\DWG\ESPERANZA
REVISION FILE PATH: LA BELL
SPRINGS\Mapas and Bounds
RPLS: TST TECH: HAS
CHECKED BY: TST
PARTY/CHECK: N/A
SCALE: 1" = 100'
DATE: 04/29/2020
DRAWING FILE PATH: K:\BELL SPRINGS\DWG\ESPERANZA
REVISION FILE PATH: LA BELL
SPRINGS\Mapas and Bounds
RPLS: TST TECH: HAS
CHECKED BY: TST
PARTY/CHECK: N/A

DRAWING NAME:
ESPERANZA SUBD
PH 2.DWG

REPLAT OF LOT 1A, INDIAN POINT
ESTATES AND LOTS 24 AND 25,
SETTLERS POINT, PHASE I
VOL. 13, PG. 390 P.R.H.C.T.

LOT 1A-1



VICINITY MAP
(NOT TO SCALE)

LEGEND

- IRON REBAR FOUND (1/2", OR AS NOTED)
- NAIL FOUND (60D, OR AS NOTED)
- 1/2 REBAR WITH CAP SET STAMPED "LSI SURVEY" SET (OR AS NOTED)
- 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" FOUND (OR AS NOTED)
- COTTON SPINDLE SET
- CALCULATED POINT NOT SET
- OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- PLAT RECORDS OF HAYS COUNTY, TEXAS
- WATER QUALITY EASEMENTS

LOT H-37E

LOT H-37C
REDIVISION OF LOT H-36 &
LOT H-37
HARMON HILLS, SECTION ONE
VOL. 10, PG. 277
P.R.H.C.T.

LOT H-37B

LOT H-37A

BYRON JAMES FOSTER &
ALEXANDRA ELIZABETH FOSTER
INST. NO. 16028442
P.R.H.C.T.

TOTAL NUMBER OF LOTS	=	57
RESIDENTIAL LOTS	=	57
LANDSCAPE LOT	=	0
STREET AREA	=	4.94 ACRES
TOTAL AREA	=	52.40 ACRES
LINEAR FEET STREET	=	3,909 L.F.

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), SOUTH CENTRAL ZONE (4204).

DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.0000833 AND SCALED FROM AN ORIGIN POINT OF GRID COORDINATES: N=13,991,210.22, E=2,245,286.24

OWNER/DEVELOPER:
JAMES DORNEY
MANAGER, TBI DEVELOPMENT, LLC
8601 RANCH ROAD 2222
BUILDING I, SUITE 150
AUSTIN, TEXAS 78730

SURVEYOR:
LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29
LIBERTY HILL, TEXAS 78642
FIRM REGISTRATION NO. 10001800

ENGINEER:
ADRIAN H. ROSAS, PE
TRE & ASSOCIATES
6101 W. COURTYARD DR.
BLDG. 1, SUITE 100
AUSTIN, TEXAS, 78730

Item 5.

LSI LANDESIGN SERVICES, IN
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TELEPHONE NO. 10001800
512-338-7900

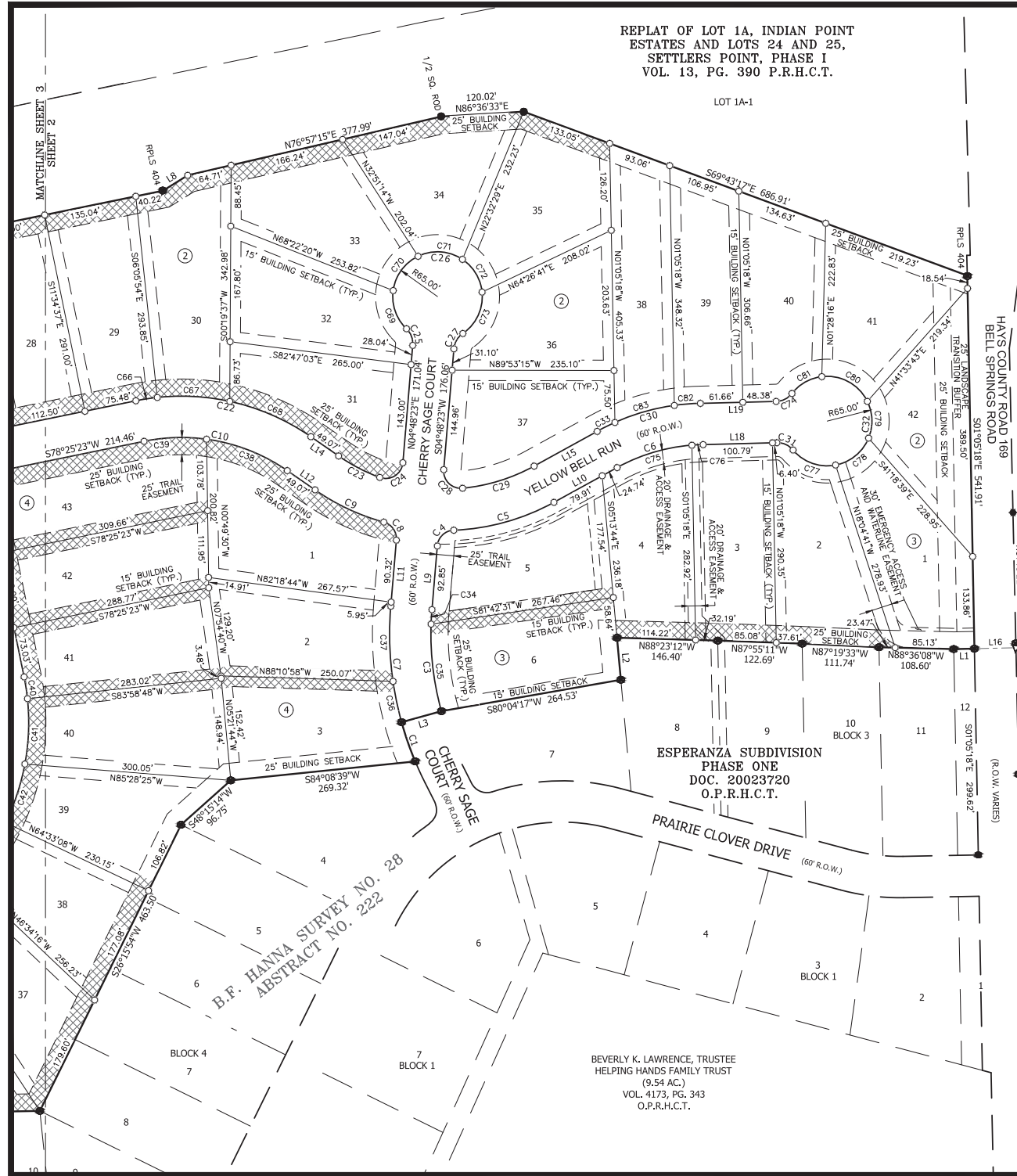
**ESPERANZA SUBDIVISION
PHASE TWO
FINAL PLAT**

PROJECT NAME: BELL SPRINGS
JOB NUMBER: 376-15-1
DATE: 04/29/2020
SCALE: 1" = 100'
DRAWING FILE PATH: K:\BELL SPRINGS\DWG\ESPERANZA SUBDIV PH 2.DWG
FIELDNOTE FILE PATH: L:\BELL SPRINGS\Metas and Bounds
RPLS: TST
TECH: HAS
PARTYCHIEF:
CHECKED BY: TST
FIELDBOOK: N/A

DRAWING NAME:
ESPERANZA SUBD
PH 2.DWG

02 87

DRAWING PATH: K:\BELL SPRINGS\DWG\ESPERANZA SUBD PH 2.DWG SHEET PLOT SIZE: ARCH-FULL BLEED: C 16.00 X 24.00 INCHES) LAST SAVE#: 10/26/2021 9:01 AM PLOT DATE: 10/26/2021 9:01 AM



ESPERANZA SUBDIVISION
PHASE ONE
DOC. 20023720
O.P.R.H.C.T.

BEVERLY K. LAWRENCE, TRUSTEE
HELPING HANDS FAMILY TRUST
(9.54 AC.)
VOL. 4173, PG. 343
O.P.R.H.C.T.

B.F. HANNA SURVEY NO. 28
ABSTRACT NO. 222

BLOCK 4

BLOCK 1

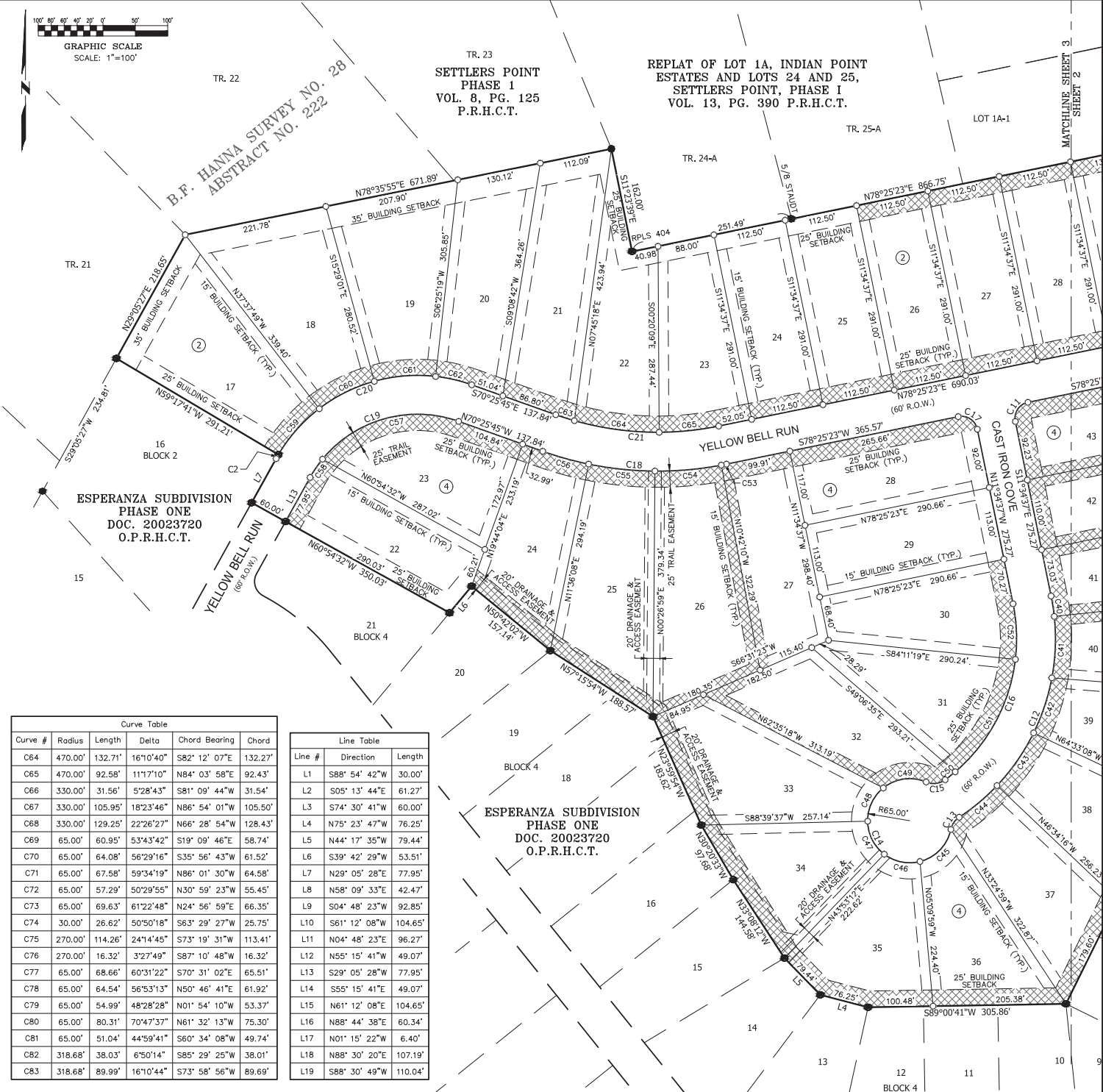
BLOCK 1

BLOCK 3

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	480.00'	60.37'	712°20'	S19° 05' 40"E	60.33'
C2	250.00'	7.04'	1°36'51"	N29° 53' 54"E	7.04'
C3	420.00'	148.79'	201°7'54"	S05° 20' 34"E	148.02'
C4	25.00'	36.16'	82°51'47"	S46° 14' 16"W	33.09'
C5	330.00'	152.44'	26°28'01"	S74° 26' 09"W	151.09'
C6	270.00'	130.58'	27°42'34"	S75° 03' 25"W	129.31'
C7	480.00'	170.05'	201°7'52"	N05° 20' 33"W	169.16'
C8	25.00'	34.60'	79°18'11"	N34° 00' 42"E	31.91'
C9	330.00'	110.79'	191°4'07"	N64° 52' 44"W	110.27'
C10	270.00'	218.26'	46°18'56"	N78° 25' 09"W	212.36'
C11	25.00'	39.27'	90°00'00"	S33° 25' 23"W	35.36'
C12	330.00'	393.08'	68°14'55"	S22° 32' 50"W	370.25'
C13	30.00'	23.40'	44°41'33"	S34° 19' 32"W	22.81'
C14	65.00'	318.72'	280°56'45"	N27° 32' 52"W	82.74'
C15	30.00'	30.98'	59°09'44"	N83° 20' 38"E	29.62'
C16	270.00'	307.91'	65°20'24"	N21° 05' 35"E	291.49'
C17	25.00'	39.27'	90°00'00"	N56° 34' 37"W	35.36'
C18	530.00'	288.12'	31°08'52"	N86° 00' 11"W	284.59'
C19	190.00'	266.88'	80°28'47"	S69° 19' 51"W	245.48'
C20	250.00'	344.12'	78°51'55"	N70° 08' 17"E	317.59'
C21	470.00'	255.51'	31°08'52"	S86° 00' 11"E	252.37'
C22	330.00'	266.76'	46°18'56"	S78° 25' 09"E	259.56'
C23	270.00'	67.53'	14°19'49"	S62° 25' 35"E	67.35'
C24	25.00'	46.08'	105°36'07"	N57° 36' 26"E	39.83'
C25	30.00'	26.62'	50°50'00"	N20° 08' 37"W	25.75'
C26	65.00'	319.54'	281°40'00"	S85° 11' 37"E	82.11'
C27	30.00'	26.62'	50°50'00"	S30° 13' 23"W	25.75'
C28	25.00'	43.80'	100°22'16"	S45° 22' 45"E	38.41'
C29	270.00'	109.48'	231°3'58"	N72° 49' 07"E	108.73'
C30	318.68'	156.85'	28°11'59"	N74° 48' 32"E	155.27'
C31	30.00'	26.62'	50°49'57"	S65° 40' 20"E	25.75'
C32	65.00'	319.55'	281°40'21"	N01° 05' 32"W	82.10'
C33	318.68'	28.83'	5°11'01"	S63° 18' 03"W	28.82'
C34	420.00'	20.97'	2°51'37"	S03° 22' 35"W	20.96'
C35	420.00'	127.83'	17°26'17"	S06° 46' 22"E	127.34'
C36	480.00'	60.68'	7°14'34"	S11° 52' 14"E	60.64'
C37	480.00'	109.37'	13°03'20"	S01° 43' 17"E	109.14'
C38	270.00'	126.97'	26°56'35"	N68° 43' 58"W	125.80'
C39	270.00'	91.29'	19°22'21"	S88° 06' 33"W	90.86'
C40	330.00'	32.01'	5°33'25"	N08° 47' 55"W	31.99'
C41	330.00'	95.33'	16°33'05"	N02° 15' 20"E	95.00'
C42	330.00'	89.82'	15°35'43"	N18° 19' 44"E	89.55'
C43	330.00'	99.65'	17°18'08"	N34° 46' 40"E	99.28'
C44	330.00'	76.27'	13°14'34"	N50° 03' 01"E	76.10'
C45	65.00'	72.51'	6°35'50"	N43° 56' 17"E	68.81'
C46	65.00'	58.28'	51°22'20"	S78° 25' 01"E	56.35'
C47	65.00'	59.02'	52°01'43"	S26° 43' 00"E	57.02'
C48	65.00'	58.79'	51°49'04"	S25° 12' 24"W	56.80'
C49	65.00'	70.12'	61°48'35"	S82° 01' 13"W	66.77'
C50	270.00'	19.75'	4°11'26"	N51° 40' 04"E	19.74'
C51	270.00'	201.83'	42°49'44"	N28° 09' 29"E	197.16'
C52	270.00'	86.33'	18°19'14"	N02° 25' 00"W	85.97'
C53	530.00'	8.09'	0°52'27"	N78° 51' 36"E	8.09'
C54	530.00'	103.16'	11°09'09"	N84° 52' 25"E	103.00'
C55	530.00'	103.16'	11°09'09"	S83° 58' 26"E	103.00'
C56	530.00'	73.71'	7°58'07"	S74° 24' 49"E	73.65'
C57	190.00'	232.64'	70°49'20"	S74° 29' 35"W	218.38'
C58	190.00'	34.24'	10°19'27"	S34° 15' 11"W	34.19'
C59	250.00'	95.58'	21°54'20"	S41° 39' 29"W	95.00'
C60	250.00'	95.58'	21°54'20"	S63° 33' 49"W	95.00'
C61	250.00'	95.58'	21°54'20"	S85° 28' 09"W	95.00'
C62	250.00'	57.37'	13°08'56"	N77° 00' 13"W	57.25'
C63	470.00'	30.22'	3°41'02"	S72° 16' 16"E	30.21'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C64	470.00'	132.71'	16°10'40"	S82° 12' 07"E	132.27'
C65	470.00'	92.58'	11°17'10"	N84° 03' 58"E	92.43'
C66	330.00'	31.56'	5°28'43"	S81° 09' 44"W	31.54'
C67	330.00'	105.95'	18°23'46"	N86° 54' 01"W	105.50'
C68	330.00'	129.25'	22°26'27"	N66° 28' 54"W	128.43'
C69	65.00'	60.95'	53°43'42"	S19° 09' 46"E	58.74'
C70	65.00'	64.08'	56°29'16"	S35° 56' 43"W	61.52'
C71	65.00'	67.58'	59°34'19"	N86° 01' 30"W	64.58'
C72	65.00'	57.29'	50°29'55"	N30° 59' 23"W	55.45'
C73	65.00'	69.63'	61°22'48"	N24° 56' 59"E	66.35'
C74	30.00'	26.62'	50°50'18"	S63° 29' 27"W	25.75'
C75	270.00'	114.26'	24°14'45"	S73° 19' 31"W	113.41'
C76	270.00'	16.32'	3°27'49"	S87° 10' 48"W	16.32'
C77	65.00'	68.66'	60°31'22"	S70° 31' 02"E	65.51'
C78	65.00'	64.54'	56°53'13"	N50° 46' 41"E	61.92'
C79	65.00'	54.99'	48°28'28"	N01° 54' 10"W	53.37'
C80	65.00'	80.31'	70°47'37"	N61° 32' 13"W	75.30'
C81	65.00'	51.04'	44°59'41"	S60° 34' 08"W	49.74'
C82	318.68'	38.03'	6°50'14"	S85° 29' 25"W	38.01'
C83	318.68'	89.99'	16°10'44"	S73° 58' 56"W	89.69'

Line Table		
Line #	Direction	Length
L1	S88° 54' 42"W	30.00'
L2	S05° 13' 44"E	61.27'
L3	S74° 30' 41"W	60.00'
L4	N75° 23' 47"W	76.25'
L5	N44° 17' 35"W	79.44'
L6	S39° 42' 29"W	53.51'
L7	N29° 05' 28"E	77.95'
L8	N58° 09' 33"E	42.47'
L9	S04° 48' 23"W	92.85'
L10	S61° 12' 08"W	104.65'
L11	N04° 48' 23"E	96.27'
L12	N55° 15' 41"W	49.07'
L13	S29° 05' 28"W	77.95'
L14	S55° 15' 41"E	49.07'
L15	N61° 12' 08"E	104.65'
L16	N88° 44' 38"E	60.34'
L17	N01° 15' 22"W	6.40'
L18	N88° 30' 20"E	107.19'
L19	S88° 30' 49"W	110.04'



Item 5.

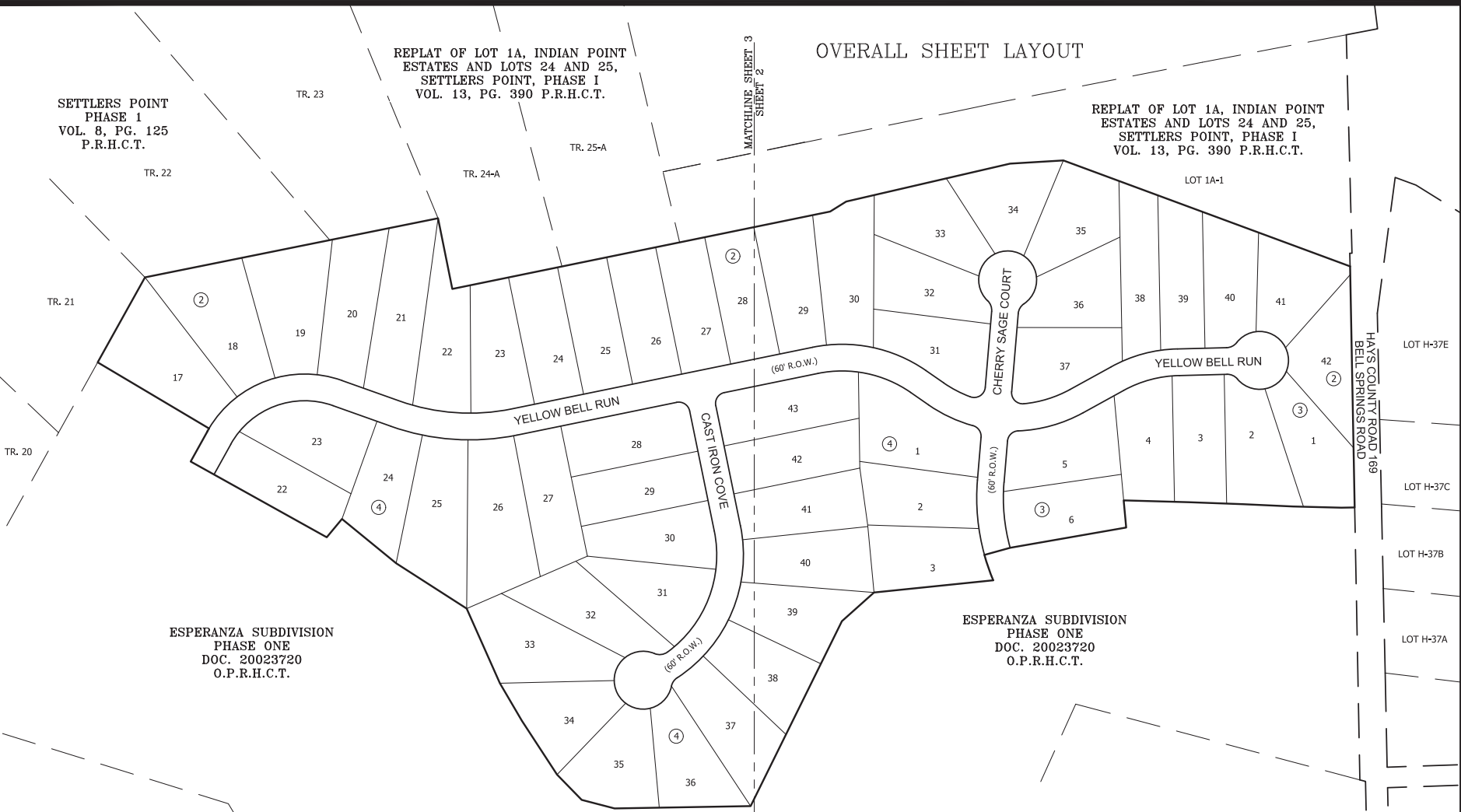
LANDESIGN SERVICES, INC.
10000 W HIGHWAY 29, LIBERTY HILL, TEXAS 77666
TELEPH: 817.400.1800
FAX: 817.400.1801

ESPERANZA SUBDIVISION PHASE TWO FINAL PLAT

PROJECT NAME: BELL SPRINGS
JOB NUMBER: 376-15-1
DATE: 03/29/2020
SCALE: 1" = 100'
DRAWING FILE PATH: K:\BELL SPRINGS\DWG\ESPERANZA SUBDIVISION PHASE TWO\DWG\PH 2.DWG
DRAWING NAME: ESPERANZA SUBD PH 2.DWG
PLOT DATE: 10/26/2021 9:01 AM
LAST SAVE: 10/26/2021 9:01 AM
PLOT DATE: 10/26/2021 9:01 AM
CHECKED BY: N/A

88

OVERALL SHEET LAYOUT



SETTLERS POINT
 PHASE 1
 VOL. 8, PG. 125
 P.R.H.C.T.

REPLAT OF LOT 1A, INDIAN POINT
 ESTATES AND LOTS 24 AND 25,
 SETTLERS POINT, PHASE I
 VOL. 13, PG. 390 P.R.H.C.T.

REPLAT OF LOT 1A, INDIAN POINT
 ESTATES AND LOTS 24 AND 25,
 SETTLERS POINT, PHASE I
 VOL. 13, PG. 390 P.R.H.C.T.

ESPERANZA SUBDIVISION
 PHASE ONE
 DOC. 20023720
 O.P.R.H.C.T.

ESPERANZA SUBDIVISION
 PHASE ONE
 DOC. 20023720
 O.P.R.H.C.T.

LOT C
 SETTLERS POINT
 PHASE 2
 VOL. 9, PG. 105
 P.R.H.C.T.

LOT	BLOCK	Area (Sq Ft.)	Area (Ac.)
17	2	47376	1.09
18	2	46554	1.07
19	2	43061	0.99
20	2	38258	0.88
21	2	43480	1.00
22	2	35372	0.81
23	2	33738	0.77
24	2	32738	0.75
25	2	32737	0.75
26	2	32737	0.75
27	2	32738	0.75
28	2	32737	0.75
29	2	35253	0.81
30	2	38826	0.89
31	2	33150	0.76
32	2	33786	0.78
33	2	35086	0.81
34	2	32744	0.75

LOT	BLOCK	Area (Sq Ft.)	Area (Ac.)
35	2	34638	0.80
36	2	33362	0.77
37	2	32694	0.75
38	2	32467	0.74
39	2	32541	0.75
40	2	32641	0.75
41	2	32534	0.75
42	2	32614	0.75

LOT	BLOCK	Area (Sq Ft.)	Area (Ac.)
1	3	35160	0.81
2	3	35503	0.81
3	3	33575	0.77
4	3	32694	0.75
5	3	36257	0.83
6	3	33241	0.76

LOT	BLOCK	Area (Sq Ft.)	Area (Ac.)
1	4	42944	0.99
2	4	32840	0.75
3	4	34629	0.79
22	4	33002	0.76
23	4	36195	0.83
24	4	32730	0.75
25	4	45143	1.04
26	4	47615	1.09
27	4	34246	0.79
28	4	33873	0.78
29	4	32845	0.75
30	4	32697	0.75
31	4	32671	0.75
32	4	35722	0.82
33	4	42339	0.97
34	4	32860	0.75
35	4	35477	0.81
36	4	33362	0.77
37	4	37757	0.87

LOT	BLOCK	Area (Sq Ft.)	Area (Ac.)
38	4	32700	0.75
39	4	33483	0.77
40	4	35098	0.81
41	4	33869	0.78
42	4	32914	0.76
43	4	37001	0.85

ESPERANZA SUBDIVISION
 PHASE TWO
 FINAL PLAT

PROJECT NAME: BELL SPRINGS
 JOB NUMBER: 376-15-1
 DATE: 04/28/2020
 SCALE: 1" = 100'
 DRAWING FILE PATH: K:\BELL SPRINGS\DWG\ESPERANZA SUBDIV PH 2.DWG
 FIELDNOTE FILE PATH: LA BELL SPRINGS\Notes and Bounds
 RPLS: TST TECH: HAS PARTYCHIEF:
 CHECKED BY: TST FIELDBOOK: N/A



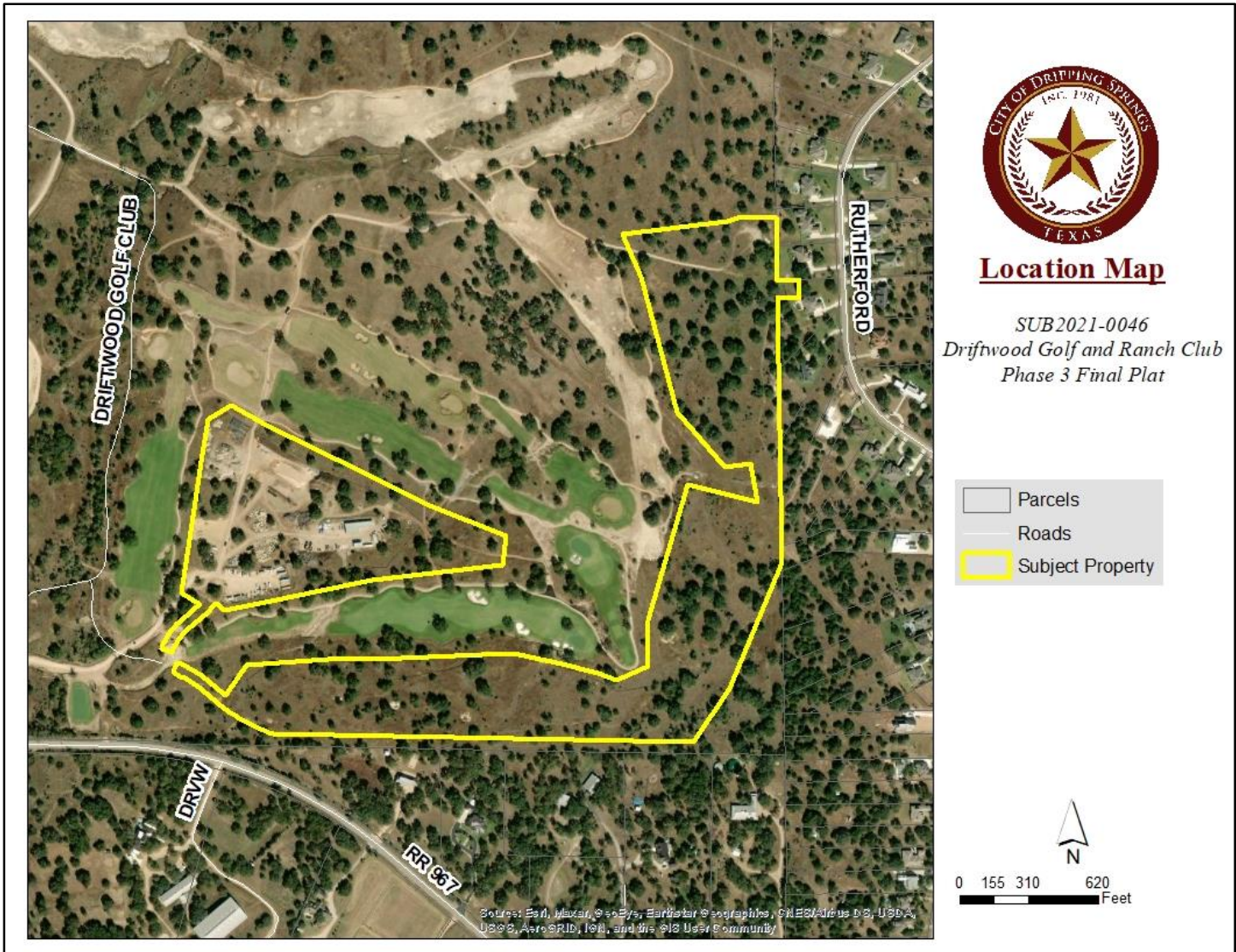
Planning & Zoning Commission Planning Department Staff Report

Item 6.

P&Z Meeting: November 9, 2021
Project Number: SUB2021-0046
Project Planner: Tory Carpenter, Senior Planner

Item Details

Project Name: Driftwood Golf and Ranch Club Phase 3
Property Location: Driftwood Ranch Drive
Legal Description: 56.33 acres out of the Freeloove Woody Survey.
Applicant: Adrian Rosas, TRE & Associates
Property Owner: Esperanza 104, LLC
Request: A residential final plat.



Overview

The applicant is requesting approval of a final plat consisting of 30 residential lots.

Action Requested

Conditional approval.

Site Information

Location:

Driftwood Ranch Drive

Zoning Designation: ETJ (Driftwood Development Agreement)

Property History

This plat was disapproved by the Planning & Zoning Commission on September 14, 2021 to address comments.

Recommendation

Staff is recommending approval with the following conditions:

1. Fill in the document number for the Driftwood Minor Plat.
2. Record the easement documents for the Temporary Fire Turn Around easement shown and fill in recording number.
3. The Final Plat cannot be approved until either; construction of Public Infrastructure must be complete and accepted by the Jurisdiction that will own it; OR Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.

Attachments

- Exhibit 1 – Plat
- Exhibit 2 - Application

Recommended Action:	Approval with the following condition: Staff is recommending approval with the following conditions: <ol style="list-style-type: none"> 1. Fill in the document number for the Driftwood Minor Plat. 2. Record the easement documents for the Temporary Fire Turn Around easement shown and fill in recording number. 3. The Final Plat cannot be approved until either; construction of Public Infrastructure must be complete and accepted by the Jurisdiction that will own it; OR Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.
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 SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION DATE: _____	PRE-APPLICATION CONFERENCE DATE: May 18, 2021 _____
<input type="checkbox"/> NOT SCHEDULED	<input type="checkbox"/> NOT SCHEDULED

PLAT TYPE

Amending Plat

Minor Plat

Replat

Final Plat

Plat Vacation

Other: _____

CONTACT INFORMATION

APPLICANT NAME Ronee Gilbert

COMPANY Murfee Engineering Company Inc

STREET ADDRESS 1101 South Capital of Texas Highway, Building D-110

CITY Austin **STATE** Texas **ZIP CODE** 78746

PHONE 512-327-9204 **EMAIL** rgilbert@murfee.com

OWNER NAME _____

COMPANY Driftwood DLC Investor II LP c/o Don Bosse, VP of Development, Driftwood Golf and Ranch Club

STREET ADDRESS 582 Thurman Roberts Way

CITY Driftwood **STATE** Texas **ZIP CODE** 78619

PHONE 737-241-3517 **EMAIL** dbosse@driftwoodgolfclub.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Driftwood DLC Investor II LP
PROPERTY ADDRESS	Driftwood Ranch Drive, Driftwood, TX 78619
CURRENT LEGAL DESCRIPTION	56.3328 ac out of Freelove Woody Sur No. 23, Abstract 20, Hays County, TX
TAX ID #	R168184, R168188
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	56.3328 ac
SCHOOL DISTRICT	Hays Consolidated ISD
ESD DISTRICT(S)	Hays County ESD 1 and 6
ZONING/PDD/OVERLAY	N/A
EXISTING ROAD FRONTAGE	<input checked="" type="checkbox"/> Private Name: <u>Driftwood Ranch Drive</u> <input type="checkbox"/> State Name: _____ <input type="checkbox"/> City/County (public) Name: _____
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Driftwood 552 LLC, DW Golf Club Dev Inc, Brown Tract</u>

ENVIRONMENTAL INFORMATION	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Driftwood Golf and Ranch Club, Phase Three Final Plat
TOTAL ACREAGE OF DEVELOPMENT	56.3328 ac
TOTAL NUMBER OF LOTS	34
AVERAGE SIZE OF LOTS	1.6568 ac
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>30</u> COMMERCIAL: <u>1 open space</u> INDUSTRIAL: <u>3 private streets</u>
ACREAGE PER USE	RESIDENTIAL: <u>48.6814 sf</u> COMMERCIAL: <u>5.9748 open space lot</u> INDUSTRIAL: <u>7.6514 pvt st</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>0</u> PRIVATE: <u>6,325</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>	

COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative Inc
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Charter Spectrum Communications
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): City of Dripping Springs
 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 Service
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

PARKLAND DEDICATION?	AGRICULTURE FACILITIES (FINAL PLAT)?
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NOT APPLICABLE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> 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.)

Applicant Name

Applicant Signature

Date

Notary

Date

Notary Stamp Here

Schuyler Joyner, Authorized Representative

Property Owner Name

* 

Property Owner Signature

8/3/2021
Date

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.)

John Blake

Applicant Name

John Blake

8/3/21

Applicant Signature

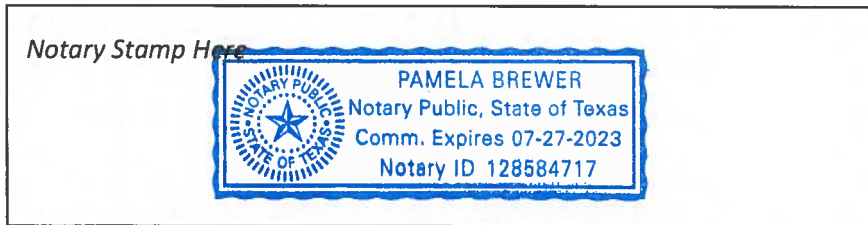
Pamela Brewer

Date

August 3, 2021

Notary

Date



Property Owner Name

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: John White Date: 8/3/21

FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST Subdivision Ordinance, Section 5		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (3 copies required – 11 x 17 to scale)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (if applicable)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication fee (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff

FINAL PLAT INFORMATION REQUIREMENTS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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

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512.858.4725 • www.cityofdrippingsprings.com

		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)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information),
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All physical features of the property to be subdivided shall be shown, including:</p> <ul style="list-style-type: none"> - 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

		<p>to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species.</p> <p>- Drainage area in acres or area draining into subdivisions (to be included in drainage report and construction plans); and</p>
<input type="checkbox"/>	<input type="checkbox"/>	Existing zoning of the subject property and all adjacent properties if within the city limits.
<input type="checkbox"/>	<input type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> • Owner responsible for operation and maintenance of stormwater facilities. • Owner/operator of water and wastewater utilities. • Owner/operator of roadway facilities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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.</p> <ul style="list-style-type: none"> - 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

Project will comply with lighting ordinance per Development Agreement.

Parkland Dedication,
Article 28.03

Fee in lieu of in accordance with Development Agreement and City regulations.

Landscaping and Tree
Preservation, Article
28.06

Compliance will be in accordance with the Development Agreement.

<p>Subdivision, 28.02, Exhibit A</p>	<p>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).</p> <p>The proposed single family residential subdivision will be developed in accordance with the Development Agreement and applicable city and county regulations.</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>N/A</p>

DRIFTWOOD GOLF AND RANCH CLUB, PHASE THREE FINAL PLAT

Item 6.

STATE OF TEXAS)
COUNTY OF HAYS)

KNOW ALL MEN BY THESE PRESENTS, THAT DRIFTWOOD DLC INVESTOR II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH J. DAVID RHOADES, AUTHORIZED AGENT, OWNER OF THE REMAINDER OF THAT 96.2596 ACRE TRACT, DESCRIBED AS EXHIBIT "A-1", AND THAT 17.3158 ACRE TRACT, DESCRIBED AS EXHIBIT "A-5", RECORDED IN DOCUMENT NO. 19031292 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND DRIFTWOOD GOLF CLUB DEVELOPMENT, INC, A DELAWARE CORPORATION, OWNER OF THAT 1.3683 ACRE TRACT AS RECORDED IN DOCUMENT NO(s). 21035914, 21036047, 21036322, 21036627 AND 21036934 ALL RECORDED IN THE SAID OFFICIAL PUBLIC RECORDS, BEING OUT OF THE FREELOVE WOODY SURVEY NO. 23, ABSTRACT NO. 20, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 56.3328 ACRES TO BE KNOWN AS "DRIFTWOOD GOLF AND RANCH CLUB, PHASE THREE FINAL PLAT", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON.

DRIFTWOOD DLC INVESTOR II, LLC,
A DELAWARE LIMITED PARTNERSHIP

BY: J. David Rhoades
J. DAVID RHOADES, AUTHORIZED AGENT
582 THURMAN ROBERTS WAY,
DRIFTWOOD, TEXAS 78619

9.27.2021
DATE

DRIFTWOOD GOLF CLUB DEVELOPMENT, INC,
A DELAWARE CORPORATION

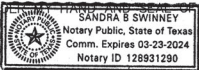
BY: J. David Rhoades
J. DAVID RHOADES, AUTHORIZED AGENT
582 THURMAN ROBERTS WAY,
DRIFTWOOD, TEXAS 78619

9.27.2021
DATE

STATE OF TEXAS)
COUNTY OF HAYS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. DAVID RHOADES, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 27th DAY OF September, 2021. A.D.

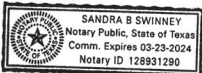


OFFICE THIS THE 27th DAY OF September,
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS)
COUNTY OF HAYS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. David Rhoades, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 27th DAY OF September, 2021. A.D.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; THAT I PREPARED THE PLAN SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF AND THAT SAID PLAN COMPLIES WITH ORDINANCE NO. 1230.6 SETTING FORTH REQUIREMENTS AND OBLIGATIONS FOR SUBDIVISIONS IN THE CITY OF DRIPPING SPRINGS AND THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF HAYS COUNTY, TEXAS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE COMMISSIONERS COURT.

WITNESS MY HAND THIS THE 27th DAY OF September, 2021.

Kenneth W. Martin
KENNETH W. MARTIN, P.E.
MURFEE ENGINEERING CO., INC.
1101 SOUTH CAPITAL OF TEXAS HIGHWAY
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746



ENGINEER'S NOTES:

- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THE ENTIRETY OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, BUT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF A FLOOD HAZARD AREA AS DELINEATED ON FEMA FIRM PANEL MAPS #48209C0140 F, AND #48209C0255 F, EFFECTIVE DATE SEPTEMBER 2, 2005.

GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION.
- THIS SUBDIVISION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- THIS SUBDIVISION IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
- TOTAL ACREAGE OF DEVELOPMENT: 56.3328 TOTAL ACREAGE OF LOTS: 56.3328
INTENDED USE OF LOTS: RESIDENTIAL, PRIVATE STREETS AND OPEN SPACE
TOTAL NUMBER OF LOTS: 34 AVERAGE SIZE OF LOTS: 1.7070
NUMBER OF LOTS: Greater than 10 acres 0
Larger than 5, less than 10 2
Between 2 & 5 acres 3 Between 1 & 2 acres 28
Less than an acre 1
- WHILE THE WATER AVAILABILITY RULES ARE INTENDED TO PRESERVE AND PROTECT THE WATER RESOURCES OF HAYS COUNTY, THE COMMISSIONERS COURT OF HAYS COUNTY DOES NOT MAKE ANY WARRANTY - EXPRESSED, IMPLIED, OR OTHERWISE - THAT SUBDIVISIONS THAT COMPLY WITH THESE RULES WILL BE ABLE TO MEET THE WATER NEEDS OF THOSE PURCHASING LOTS WITHIN THE SUBDIVISION.
- THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBLIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
- THIS SUBDIVISION IS WITHIN THE JURISDICTION OF THE DRIFTWOOD CONSERVATION DISTRICT.
- A TWENTY FOOT (20') P.U.E. IS HEREBY DEDICATED ALONG ALL STREET RIGHT-OF-WAY AND A TEN FOOT (10') P.U.E. ALONG ALL OTHER LOT LINES.
- THIS SUBDIVISION IS LOCATED WITHIN ESD NO. 1 AND ESD NO. 6.
- ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.3.1.
- THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF DRIPPING SPRINGS, DRIFTWOOD 522 AND DRIFTWOOD DLC AUSTIN, LLC AS RECORDED IN DOCUMENT NO. 19013385 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- THIS SUBDIVISION IS REQUIRED TO OBTAIN BUILDING PERMITS BEFORE CONSTRUCTION CAN BEGIN ON RESIDENTIAL LOTS, AND SITE DEVELOPMENT AND BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION CAN BEGIN ON COMMERCIAL LOTS.
- ALL PRIVATE STREETS AND R.O.W. SHALL BE DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- NO CONSTRUCTION WILL OCCUR WITHIN THE ENTERPRISE GAS AND PEDERNALES ELECTRIC COOPERATIVE PROVIDERS, AND EASEMENTS WITHOUT PRIOR NOTIFICATION OF EASEMENT HOLDER.
- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL NOT BE GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25 AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
- THE DRIFTWOOD CONSERVATION DISTRICT (DCD) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER DRAINAGE AND WATER QUALITY FACILITIES.
- ALL PARKLAND DEDICATION AND AG FACILITY FEE REQUIREMENTS SHALL BE SATISFIED WITH EACH FINAL PLAT. FEE-IN-LIEU OF PARKLAND DEDICATION WILL BE PROVIDED TO MEET THE PARKLAND REQUIREMENTS.
- DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751 UNLESS A VARIANCE HAS BEEN GRANTED.
- ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5, OR OTHER METHODS, AS APPROVED.
- WATER QUALITY EASEMENTS AND FACILITIES LOCATED WITHIN THIS SUBDIVISION ARE PRIVATE AND SHALL BE MAINTAINED BY THE DRIFTWOOD CONSERVATION DISTRICT OR ITS ASSIGNS.

GENERAL NOTES CONTINUED ON SHEET 5 OF 5.

I, GREGORY A. WAY, A 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 SUBDIVISION ORDINANCE 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 AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

WITNESS MY HAND THIS THE 20th DAY OF SEPTEMBER, 2021.

Gregory A. Way
GREGORY A. WAY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4567 - STATE OF TEXAS
CAPITAL SURVEYING COMPANY, INC.
925 CAPITAL OF TEXAS HWY.
AUSTIN, TEXAS 78746



SUBDIVISION PLAT NOTES:

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

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

Marcus Pacheco DIRECTOR DATE
HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT

Eric Van Gaasbeek, R.S., C.F.M. DATE
FLOODPLAIN ADMINISTRATOR

UTILITY NOTES:

- WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF DRIPPING SPRINGS.
- ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
- TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY CHARTER SPECTRUM COMMUNICATIONS.
- GAS SERVICES PROVIDED BY TEXAS GAS SERVICE.

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

THIS PLAT, FINAL PLAT OF THE DRIFTWOOD GOLF AND RANCH CLUB, PHASE THREE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE _____ DAY OF _____, 2021.

BY: _____
MIM JAMES
PLANNING & ZONING COMMISSION CHAIRPERSON

ATTEST:
Andrea Cunningham, CITY SECRETARY

I, THE UNDERSIGNED, DIRECTOR OF 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.

Marcus Pacheco, DIRECTOR DATE
HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS)
COUNTY OF HAYS)

I, ELAINE HANSON CARDENAS, CLERK OF HAYS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2021, AT _____ O'CLOCK _____M., AND DULY RECORDED ON THE _____ DAY OF _____, 2021, AT _____ O'CLOCK _____M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NO. _____

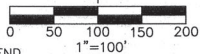
Elaine Hanson Cardenas
COUNTY CLERK, HAYS COUNTY, TEXAS

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
		925 Capital of Texas Highway South Building B, Suite 110 Austin, Texas 78746 (512) 327-4006	
DRAWN BY:	WAL	SCALE:	N/A
JOB NO.:	21515.10	DATE:	AUGUST 19, 2021
DRAWING NO.:	21515P1	CRD #:	21515

DRIFTWOOD GOLF AND RANCH CLUB,
PHASE THREE FINAL PLAT

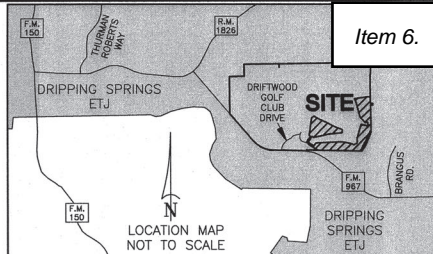
DRIFTWOOD GOLF AND RANCH CLUB, PHASE THREE FINAL PLAT

BENCHMARKS:
 TBM 34 - COTTON GIN SPINDLE IN 12" ELM
 TREE TAG #3630
 ELEV. = 988.40' F.B. 1800/4
 TBM 410 - COTTON GIN SPINDLE WITH CAP
 MARKED "CAPITAL SURVEYING COMPANY, INC." SET
 ON THE SOUTH SIDE OF PAVEMENT OF FM967.
 ELEV. = 984.21' F.B. 1800/4

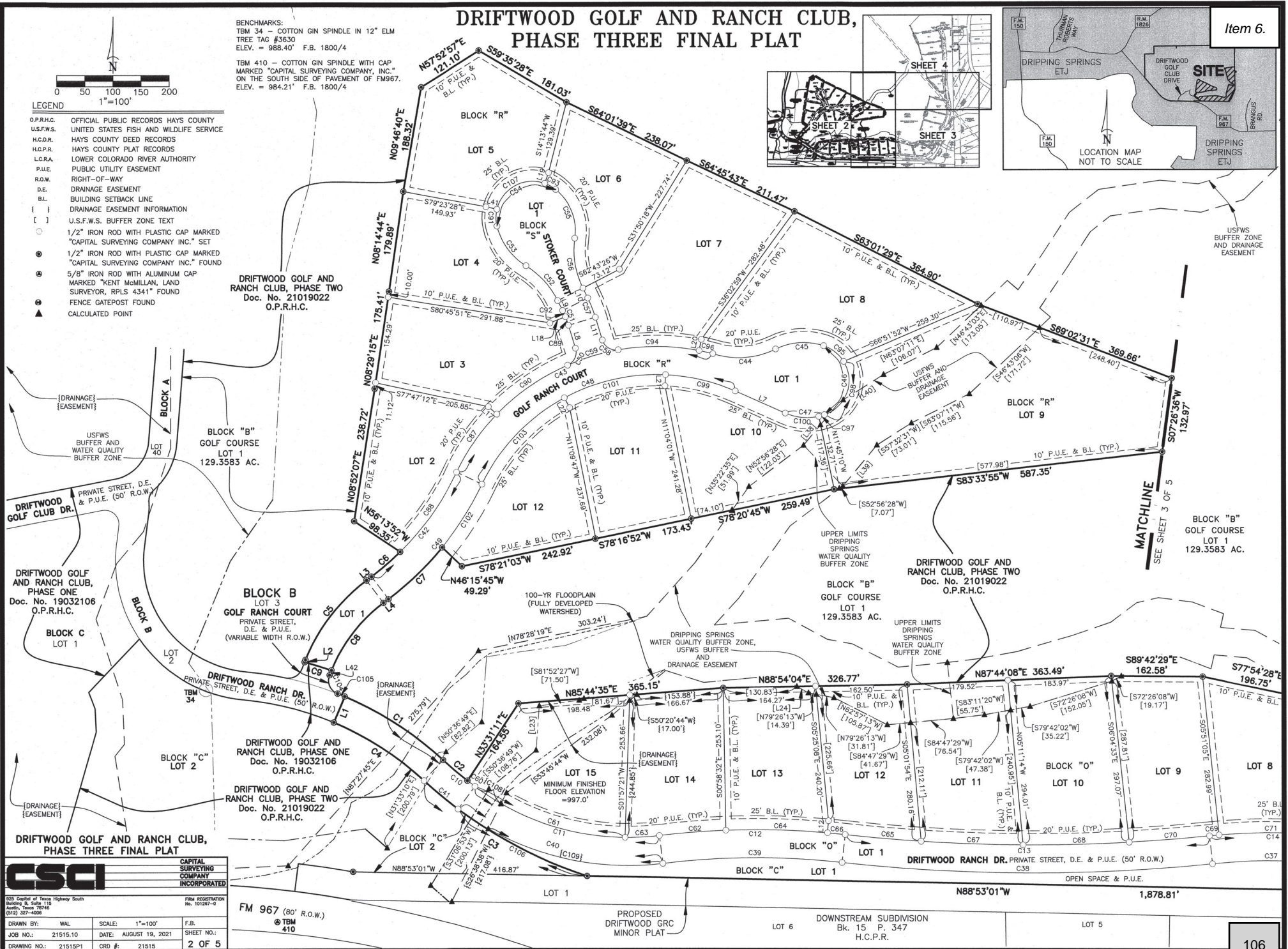
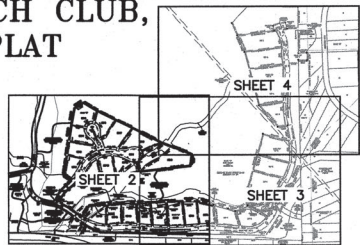


LEGEND

- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
- U.S.F.W.S. UNITED STATES FISH AND WILDLIFE SERVICE
- H.C.D.R. HAYS COUNTY DEED RECORDS
- H.C.P.R. HAYS COUNTY PLAT RECORDS
- L.C.R.A. LOWER COLORADO RIVER AUTHORITY
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING SETBACK LINE
- {} DRAINAGE EASEMENT INFORMATION
- [] U.S.F.W.S. BUFFER ZONE TEXT
- 1/2" IRON ROD WITH PLASTIC CAP MARKED "CAPITAL SURVEYING COMPANY INC." SET
- 1/2" IRON ROD WITH PLASTIC CAP MARKED "CAPITAL SURVEYING COMPANY INC." FOUND
- ⊙ 5/8" IRON ROD WITH ALUMINUM CAP MARKED "KENT McMILLAN, LAND SURVEYOR, RPLS 4341" FOUND
- ⊕ FENCE GATEPOST FOUND
- ▲ CALCULATED POINT



Item 6.



CSCI
 CAPITAL SURVEYING COMPANY
 INCORPORATED

225 Capital of Texas Highway South
 Building 8, Suite 115
 Austin, Texas 78746
 (512) 327-0000

FIRM REGISTRATION
 No. 101297-C

DRAWN BY: WAL	SCALE: 1"=100'	F.B.
JOB NO.: 21515.10	DATE: AUGUST 19, 2021	SHEET NO.:
DRAWING NO.: 21515P1	CRD #: 21515	2 OF 5

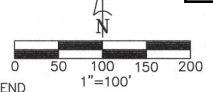
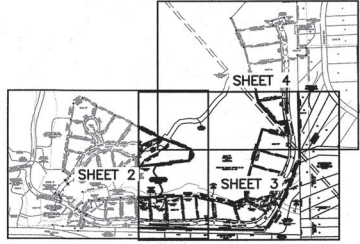
FM 967 (80' R.O.W.)
 TBM 410

PROPOSED DRIFTWOOD GRC MINOR PLAT

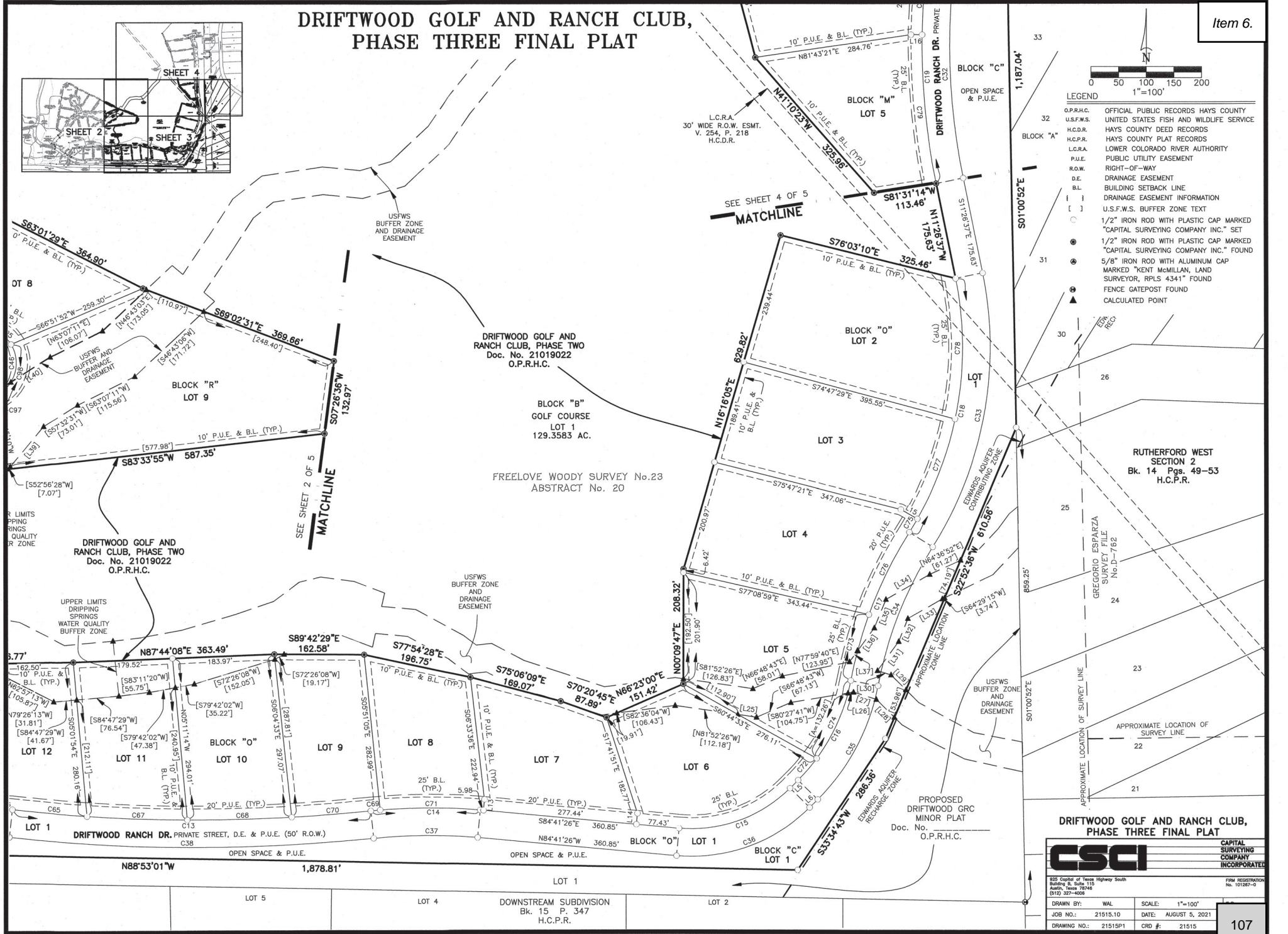
DOWNSTREAM SUBDIVISION
 Bk. 15 P. 347
 H.C.P.R.

DRIFTWOOD GOLF AND RANCH CLUB, PHASE THREE FINAL PLAT

Item 6.



- LEGEND**
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
 - U.S.F.W.S. UNITED STATES FISH AND WILDLIFE SERVICE
 - H.C.D.R. HAYS COUNTY DEED RECORDS
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 - ▲ FENCE GATEPOST FOUND
 - CALCULATED POINT



RUTHERFORD WEST
SECTION 2
Bk. 14 Pgs. 49-53
H.C.P.R.

GREGORIO ESPARZA
SURVEY FILE
No. D-762

DRIFTWOOD GOLF AND RANCH CLUB, PHASE THREE FINAL PLAT

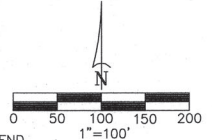


825 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78746
(512) 377-0008

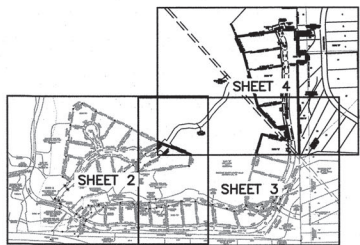
DRAWN BY: WAL	SCALE: 1"=100'
JOB NO.: 21515.10	DATE: AUGUST 5, 2021
DRAWING NO.: 21515P1	CRD #: 21515

DRIFTWOOD GOLF AND RANCH CLUB, PHASE THREE FINAL PLAT

Item 6.



- LEGEND**
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
 - U.S.F.W.S. UNITED STATES FISH AND WILDLIFE SERVICE
 - H.C.D.R. HAYS COUNTY DEED RECORDS
 - H.C.P.R. HAYS COUNTY PLAT RECORDS
 - L.C.R.A. LOWER COLORADO RIVER AUTHORITY
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 - 1/2" IRON ROD WITH PLASTIC CAP MARKED "CAPITAL SURVEYING COMPANY INC." FOUND
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 - ▲ CALCULATED POINT



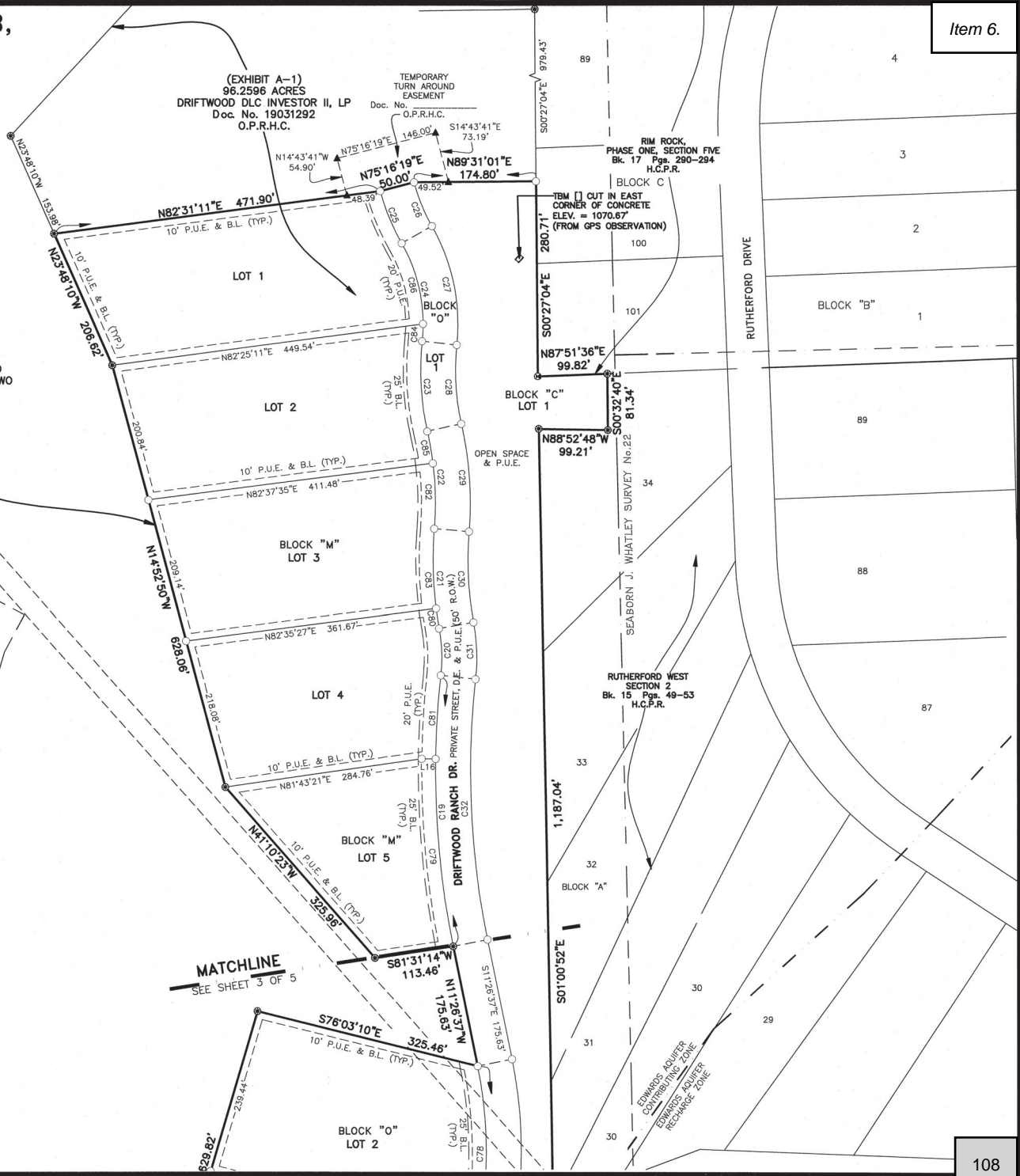
DRIFTWOOD GOLF AND RANCH CLUB, PHASE TWO
Doc. No. 21019022
O.P.R.H.C.

L.C.R.A.
30' WIDE R.O.W. ESMT.
V. 254, P. 218
H.C.D.R.

USFWS
BUFFER ZONE
AND DRAINAGE
EASEMENT

DRIFTWOOD GOLF AND RANCH CLUB,
PHASE THREE FINAL PLAT

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
925 Capital of Texas Highway South Building 88, Suite 113 Austin, Texas 78748 (512) 327-4050		FIRM REGISTRATION No. 101267-D	
DRAWN BY: WAL	SCALE: 1"=100'	F.B.	
JOB NO.: 21515.10	DATE: AUGUST 5, 2021	SHEET NO.:	
DRAWING NO.: 21515P1	CRD #: 21515		4 OF 5



DRIFTWOOD GOLF AND RANCH CLUB, PHASE THREE FINAL PLAT

Item 6.

Block C - 1 Lot	
Lot	Acres
1*	5.9748
TOTAL	5.9748

Block R - 12 Lots		
Lot	Acres	
1*	1.6162	
2	1.0118	
3	1.1275	
4	1.0258	
5	1.2833	
6	1.0076	
7	1.5570	
8	1.5760	
9	3.2170	
10	1.1734	
11	1.0895	
12	1.0356	
TOTAL	16.7007	

Block M - 5 Lots	
Lot	Acres
1	2.1190
2	1.9509
3	1.8370
4	1.6575
5	1.2823
TOTAL	8.8467

Block O - 15 Lots	
Lot	Acres
1*	5.4201
2	2.0645
3	1.6833
4	1.6726
5	1.6896
6	1.4635
7	1.2817
8	1.1244
9	1.0746
10	1.1880
11	1.0065
12	1.0199
13	1.0045
14	1.0045
15	1.2365
TOTAL	24.1955

Block S - 1 Lot	
Lot	Acres
1*	0.6151
TOTAL	0.6151

BLOCK "C"	1 Open Space Lot	5.9748 Ac.
BLOCK "O"	14 Single Family Lots 1 Private Street, Drainage and Public Utility	18.7754 Ac. 5.4201 Ac.
BLOCK "R"	11 Single Family Lots 1 Private Street, Drainage and Public Utility	15.0845 Ac. 1.6162 Ac.
BLOCK "S"	1 Private Street, Drainage and Public Utility	0.6151 Ac.
BLOCK "M"	5 Single Family Lots	8.8467 Ac.
Total Acreage of Subdivision		56.3328 Ac.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	19°56'37"	600.00'	208.85'	207.80'	S57°15'19"E
C2	4°26'09"	746.00'	57.75'	57.74'	S49°30'05"E
C3	24°27'28"	796.00'	339.79'	337.21'	N59°30'45"W
C4	19°56'37"	550.00'	191.44'	190.48'	N57°15'19"W
C5	30°55'29"	335.50'	181.08'	178.89'	N37°29'05"E
C6	7°35'46"	509.00'	67.48'	67.43'	N49°08'57"E
C7	13°37'47"	559.00'	132.98'	132.66'	S46°07'57"W
C8	30°55'43"	285.50'	154.11'	152.25'	S37°28'58"W
C9	4°31'49"	635.00'	50.21'	50.20'	N73°02'47"W
C10	5°43'36"	746.00'	74.56'	74.53'	S50°08'48"E
C11	4°35'58"	454.00'	347.98'	339.53'	S74°58'06"E
C12	13°24'25"	1414.60'	331.01'	330.25'	N89°40'47"E
C13	12°19'31"	3017.70'	649.16'	647.91'	S89°46'22"E
C14	11°14'42"	1011.44'	198.51'	198.19'	N89°41'13"E
C15	50°33'33"	250.00'	220.60'	213.52'	N70°01'48"E
C16	33°52'08"	350.00'	206.89'	203.89'	N27°48'57"E
C17	21°20'17"	781.00'	290.86'	288.18'	N21°33'02"E
C18	43°39'48"	628.00'	478.58'	467.08'	N10°23'17"E
C19	17°45'39"	1265.00'	392.13'	390.56'	N02°33'48"W
C20	16°34'25"	234.00'	67.69'	67.45'	N01°58'11"W
C21	14°59'57"	547.00'	143.20'	142.79'	N02°45'25"W
C22	17°26'52"	463.00'	140.99'	140.45'	N03°58'54"W
C23	18°51'50"	397.00'	130.71'	130.12'	N03°16'25"W
C24	35°43'17"	234.00'	145.89'	143.54'	N11°42'09"W
C25	14°50'06"	315.00'	81.56'	81.33'	S22°08'44"W
C26	14°50'06"	265.00'	68.61'	68.42'	N22°08'44"E
C27	35°43'17"	284.00'	177.06'	174.21'	S11°42'09"E
C28	18°51'50"	347.00'	114.25'	113.73'	S03°16'25"E
C29	17°26'53"	513.00'	156.22'	155.62'	S03°58'54"E
C30	14°59'57"	497.00'	130.11'	129.74'	S02°45'25"E
C31	16°34'25"	284.00'	82.15'	81.86'	S01°58'11"E
C32	17°45'39"	1215.00'	376.83'	375.12'	S02°33'48"E
C33	43°39'48"	678.00'	516.88'	504.27'	S10°23'17"W
C34	21°20'17"	731.00'	272.24'	270.67'	S21°33'02"W
C35	33°52'08"	400.00'	236.45'	233.02'	S27°48'57"W
C36	50°33'32"	300.00'	264.73'	256.22'	S70°01'48"W
C37	11°14'42"	961.44'	188.69'	188.39'	S89°41'13"W
C38	12°19'31"	3067.70'	659.91'	658.64'	N89°46'23"W
C39	13°24'31"	1364.60'	319.35'	318.62'	S89°40'44"W
C40	43°53'39"	504.00'	386.11'	376.74'	N74°59'04"W
C41	5°44'38"	796.00'	79.80'	79.76'	N50°09'19"W
C42	27°15'33"	509.00'	242.16'	239.89'	N39°19'03"E
C43	78°58'42"	395.00'	544.48'	502.39'	N65°10'38"E
C44	43°50'59"	150.00'	114.80'	112.02'	N85°47'35"E
C45	44°08'29"	114.00'	87.83'	85.67'	N86°01'39"E
C46	142°48'04"	65.00'	162.00'	123.21'	S00°30'04"E
C47	43°00'45"	95.00'	71.32'	69.65'	N87°35'40"W
C48	88°13'26"	345.00'	531.23'	480.28'	S69°48'00"W
C49	27°15'33"	559.00'	265.95'	263.45'	S39°19'03"W
C50	83°09'46"	25.00'	36.29'	33.18'	N24°48'42"E
C51	9°19'30"	175.00'	28.48'	28.45'	N21°25'56"W
C52	32°26'23"	150.00'	84.93'	83.80'	N42°18'53"W
C53	45°07'14"	114.00'	89.78'	87.47'	N35°58'27"W
C54	142°48'04"	65.00'	162.00'	123.21'	N57°59'12"E
C55	58°51'32"	95.00'	97.59'	93.36'	S21°10'59"E
C56	34°59'44"	150.00'	91.62'	90.20'	S09°14'42"E
C57	9°19'30"	225.00'	36.62'	36.58'	S21°25'56"E
C58	83°09'46"	25.00'	36.29'	33.18'	S88°21'05"E
C59	13°40'27"	395.00'	94.27'	94.05'	S73°13'49"W
C60	11°17'27"	746.00'	16.81'	16.81'	N52°21'53"W
C61	36°11'31"	454.00'	286.78'	282.03'	N71°06'22"W
C62	4°48'02"	1414.60'	118.52'	118.49'	S85°27'36"W
C63	7°43'27"	454.00'	61.20'	61.16'	S86°56'09"W
C64	7°20'05"	1414.60'	181.09'	180.97'	N88°33'21"W
C65	2°34'13"	3017.70'	135.38'	135.37'	N84°53'43"W
C66	1°16'17"	1414.60'	31.39'	31.39'	N84°15'10"W
C67	3°26'48"	3017.70'	181.54'	181.51'	N87°54'14"W
C68	3°35'03"	3017.70'	188.78'	188.75'	S88°34'50"W
C69	0°58'01"	1011.44'	17.07'	17.07'	S84°32'52"W
C70	2°43'26"	3017.70'	143.46'	143.45'	S85°25'35"W
C71	10°16'41"	1011.44'	181.44'	181.20'	N89°49'47"W
C72	8°28'18"	350.00'	51.75'	51.70'	S40°30'52"W
C73	9°05'55"	781.00'	124.02'	123.89'	S15°25'51"W
C74	25°23'50"	350.00'	155.14'	153.88'	S23°34'48"W
C75	2°33'30"	628.00'	28.04'	28.04'	S30°56'25"W
C76	12°14'22"	781.00'	166.84'	166.52'	S26°05'59"W
C77	17°39'38"	628.00'	193.57'	192.81'	S20°49'51"W
C78	23°26'39"	628.00'	256.96'	255.18'	S00°16'42"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C79	12°16'30"	1265.00'	271.01'	270.50'	S05°18'22"E
C80	3°00'55"	547.00'	28.79'	28.76'	S08°44'56"E
C81	5°29'08"	1265.00'	121.11'	121.07'	S03°34'27"W
C82	11°40'13"	463.00'	94.31'	94.14'	S01°05'34"E
C83	11°59'01"	547.00'	114.41'	114.20'	S01°14'58"E
C84	6°03'43"	234.00'	24.76'	24.75'	S03°07'38"W
C85	5°46'39"	463.00'	46.69'	46.67'	S09°49'00"E
C86	29°39'34"	234.00'	121.13'	119.78'	S14°44'00"E
C87	18°19'13"	395.00'	126.30'	125.76'	S34°50'53"W
C88	19°39'47"	509.00'	174.68'	173.83'	S35°31'10"W
C89	5°19'20"	175.00'	16.26'	16.25'	S19°25'52"E
C90	22°23'06"	395.00'	154.32'	153.34'	S55°12'02"W
C91	26°39'24"	65.00'	30.24'	29.97'	S00°05'08"E
C92	4°00'10"	175.00'	12.23'	12.22'	S24°05'38"E
C93	19°36'21"	65.00'	22.24'	22.13'	N60°24'56"W
C94	20°58'51"	395.00'	144.64'	143.84'	N89°26'32"W
C95	40°54'05"	65.00'	46.02'	45.07'	N51°37'04"W
C96	33°07'06"	395.00'	24.94'	24.94'	N77°08'34"W
C97	6°16'50"	95.00'	10.41'	10.41'	N74°02'21"E
C98	102°14'00"	65.00'	115.98'	101.20'	N19°46'58"E
C99	21°17'42"	345.00'	128.23'	127.49'	S76°44'08"E
C100	36°43'55"	95.00'	60.90'	59.87'	S84°27'15"E
C101	31°02'14"	345.00'	186.89'	184.61'	N77°05'54"E
C102	13°37'47"	559.00'	132.98'	132.66'	N32°30'10"E
C103	35°53'30"	345.00'	216.12'	212.60'	N43°38'01"E
C104	90°55'18"	25.00'	39.67'	35.64'	N23°04'19"W
C105	11°18'22"	600.00'	13.68'	13.68'	N67°52'48"W
C106	18°42'51"	796.00'	260.00'	258.84'	N62°23'04"W
C107	96°32'19"	65.00'	109.52'	97.02'	S61°30'44"W
C108	[7°00'49"]	[454.00"]	[55.57"]	[55.54"]	[S85°31'01"E]
C109	[36°34'37"]	[504.00"]	[321.75"]	[316.31"]	[N78°38'34"W]

Block O - 1 Lot				
Private Street, Drainage and Public Utility	Classification	Width	Linear Ft.	Acres
DRIFTWOOD RANCH DRIVE (Lot 1)	Local Street	50.00'	4725	5.4201 Ac.
Total Right of Way			4725	5.4201 Ac.

Block R - 1 Lot				
Private Street, Drainage and Public Utility	Classification	Width	Linear Ft.	Acres
GOLF RANCH COURT (Lot 1)	Local Street	50.00'	1250	1.6162 Ac.
Total Right of Way			1250	1.6162 Ac.

Block S - 1 Lot				
Private Street, Drainage and Public Utility	Classification	Width	Linear Ft.	Acres
STOKER COURT (Lot 1)	Local Street	50.00'	350	0.6151 Ac.
Total Right of Way			350	0.6151 Ac.

DRIFTWOOD GOLF AND RANCH CLUB IMPERVIOUS COVER (IC)							
	TOTAL AC	IC (AC) ROADS	IC (AC) LOTS ^(a)	IC (AC) OTHER	NUMBER OF LOTS	AVG. LOT SIZE (AC)	% IC
DGRC PHASE ONE	59.1	5.75	4.52	--	42	1.41	17%
DGRC PHASE TWO	45.8	6.81	2.12	--	53	0.86	19%
DGRC PHASE THREE	56.3	3.61	4.89	--	34	1.66	15%
• GOLF COURSE LOTS	272.5	--	--	6.45	2	136.25	2%
• CLUBHOUSE	6.7	--	--	2.06	1	6.70	31%
• MAINTENANCE FACILITY	4.9	--	--	1.58	1	4.86	32%
PLATTED TOTAL	445.3	16.17	11.53	10.09	133	3.35	8%
SITE TOTAL	490.6	16.17	11.53	10.09	133	3.35	8%

^(a)ImperVIOUS Cover per single-family lot assumptions based on City of Austin Criteria

DRIFTWOOD GOLF AND RANCH CLUB, PHASE THREE FINAL PLAT

GENERAL NOTES CONTINUED:

22. THESE ARE PRIVATE ROADWAYS AND WILL NEVER BE DEDICATED OR MAINTAINED BY HAYS COUNTY TEXAS.
23. 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.

CSCI CAPITAL SURVEYING COMPANY INCORPORATED			
225 Capital of Texas Highway South Building 8, Suite 115 Austin, Texas 78746 (512) 327-6026		FIRM REGISTRATION NO. 101287-0	
DRAWN BY: WAL	SCALE: 1"=100'	F.B.	
JOB NO.: 21515.10	DATE: AUGUST 19, 2021	SHEET NO.:	
DRAWING NO.: 21515P1	CRD #: 21515		5 OF 5

LINE TABLE		
LINE	BEARING	LENGTH
L1	N22°46'23"E	50.00'
L2	N22°01'21"E	4.45'
L3	N52°56'50"E	11.19'
L4	S52°56'50"W	11.19'
L5	N44°45'02"E	20.68'
L6	S44°45'02"W	20.68'
L7	N66°05'17"W	97.18'
L8	N18°46'11"W	42.58'
L9	N26°05'41"W	19.56'
L10	S26°05'41"E	19.56'
L11	S16°46'11"E	42.58'
L12	S04°29'40"W	21.71'
L13	S05°18'34"W	20.00'
L14	S05°18'34"W	20.00'
L15	S60°20'20"E	34.24'
L16	S89°10'07"E	20.00'
L17	S48°23	

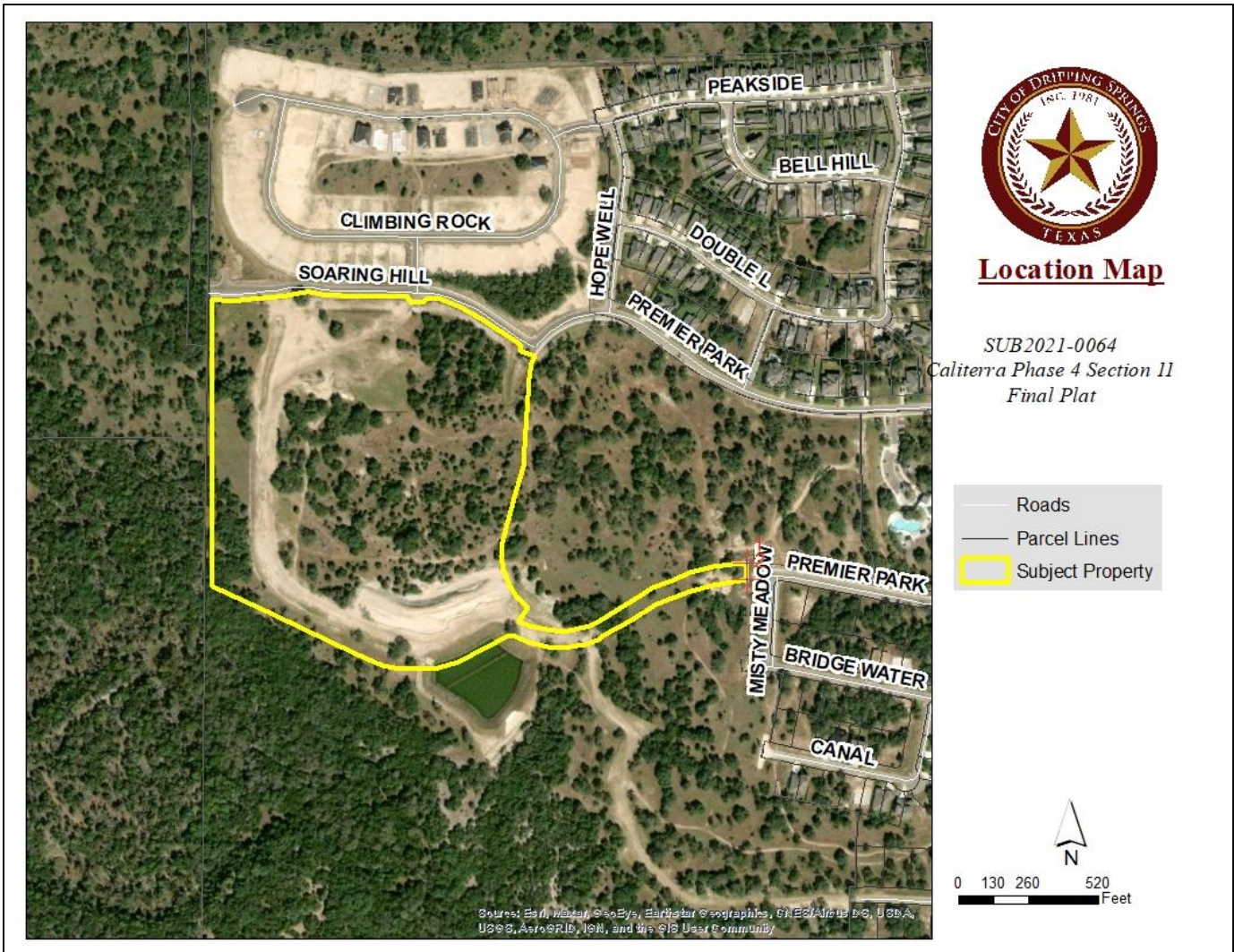


Planning & Zoning Commission Planning Department Staff Report

P&Z Meeting: November 9, 2021
Project Number: SUB2021-0064
Project Planner: Tory Carpenter, Senior Planner

Item Details

Project Name: Caliterra Phase 4 Section 11
Property Location: Soaring Hill Road and Fish Trap Road
Legal Description: 39.911 acres out of the Philip A. Smith Survey
Applicant: Bill E. Couch – Carlson Brigrance and Doering, Inc.
Property Owner: Development Solutions CAT, LLC
Request: A residential final plat.



Overview

The applicant is requesting approval of a final plat consisting of 103 residential lots.

Action Requested

Disapproval to address comments.

Site Information

Location:

Lone Peak Way and Bartlett Peak Lane

Zoning Designation: ETJ (Caliterra Development Agreement)

Property History

This plat was denied by the Planning & Zoning Commission in September 2020 to address comments.

Recommendation

Staff is recommending disapproval.

Attachments

Exhibit 1 – Plat

Exhibit 2 - Application

Recommended Action:	Disapproval.
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

Item 7.

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL CONSULTATION	PRE-APPLICATION CONFERENCE
DATE: _____	DATE: _____

<input type="checkbox"/> NOT SCHEDULED	<input type="checkbox"/> NOT SCHEDULED
---	--

PLAT TYPE

- Amending Plat
- Minor Plat
- Replat
- Final Plat
- Plat Vacation
- Other: Plat amendment

CONTACT INFORMATION

APPLICANT NAME Bill E. Couch, P.G., AICP CEP
COMPANY Carlson Brigance and Doering, Inc.
STREET ADDRESS 5501 W. Wm. Cannon Dr.
CITY Austin **STATE** TX **ZIP CODE** 78749
PHONE 512 280-5160 **EMAIL** bill@cbdeng.com

OWNER NAME Greg Rich
COMPANY Development Solutions CAT, LLC
STREET ADDRESS 12222 Merit Drive, Suite 1020
CITY Dallas **STATE** TX **ZIP CODE** 75251
PHONE (972) 960-2777 **EMAIL** grich@siepiela.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Development Solutions CAT, LLC
PROPERTY ADDRESS	RR 12, DRIPPING SPRINGS, TX 78620
CURRENT LEGAL DESCRIPTION	
TAX ID #	R17804
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	37.911
SCHOOL DISTRICT	Drippings Springs ISD
ESD DISTRICT(S)	#1 and #6
ZONING/PDD/OVERLAY	PDD
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: Premier Park Loop
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: _____

ENVIRONMENTAL INFORMATION	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Caliterra Ph 4 Sec 11
TOTAL ACREAGE OF DEVELOPMENT	37.911
TOTAL NUMBER OF LOTS	109
AVERAGE SIZE OF LOTS	0.262
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>103</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>29.673</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>5979</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>	

COMMENTS: RoW alignment adjustment.

TITLE: Senior Project Manager SIGNATURE: *Bill E. Paul*

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): on file

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): on file

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): on file

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): on file

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): NA

VERIFICATION LETTER ATTACHED NOT APPLICABLE

PARKLAND DEDICATION?	AGRICULTURE FACILITIES (FINAL PLAT)?
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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.)

Applicant Name

Bill E. Couch

7-26-20

Applicant Signature

Bill E. Couch

Date

7-26-20

Notary

Date

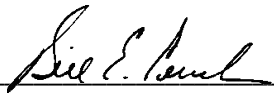
Notary Stamp Here

Property Owner Name

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: 7-26-20

FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST		
Subdivision Ordinance, Section 5		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	\$240 Fee for ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
<input type="checkbox"/>	<input type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication fee (if applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input type="checkbox"/>	<input type="checkbox"/>	Preliminary Conference Form signed by City Staff

FINAL PLAT INFORMATION REQUIREMENTS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.

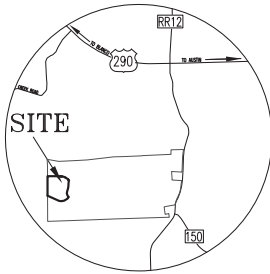
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The location, widths and names of all street right-of-way and easements (it shall be the applicant’s responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets 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)</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information),</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers).</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All physical features of the property to be subdivided shall be shown, including:</p> <ul style="list-style-type: none"> - 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,

		<p>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.</p> <p>- Drainage area in acres or area draining into subdivisions (to be included in drainage report and construction plans); and</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing zoning of the subject property and all adjacent properties if within the city limits.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> • Owner responsible for operation and maintenance of stormwater facilities. • Owner/operator of water and wastewater utilities. • Owner/operator of roadway facilities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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.</p> <ul style="list-style-type: none"> - 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:

<u>NARRATIVE OF COMPLIANCE</u>	
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	Planned development complies with city code consistent with the approved Development Agreement provided with this application and consistent with previous sections of the development.
Parkland Dedication, Article 28.03	Planned development complies with city code consistent with the approved Development Agreement provided with this application and consistent with previous sections of the development.
Landscaping and Tree Preservation, Article 28.06	Planned development complies with city code consistent with the approved Development Agreement provided with this application and consistent with previous sections of the development.

Subdivision, 28.02, Exhibit A	<p>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).</p> <p>Planned development complies with city code consistent with the approved Development Agreement provided with this application and consistent with previous sections of the development.</p>
Zoning, Article 30.02, Exhibit A	<p>Planned development complies with city code consistent with the approved Development Agreement provided with this application and consistent with previous sections of the development.</p>

CALITERRA PHASE FOUR SECTION ELEVEN



VICINITY MAP
(N.T.S.)

SCALE 1" = 100'

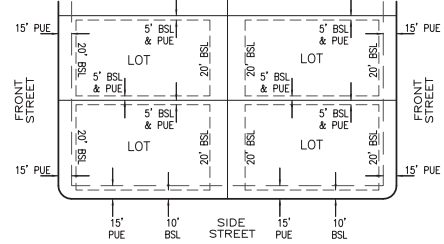
LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- ⊙ 5/8" IRON ROD FOUND
- 17 LOT NUMBER
- Ⓜ BLOCK DESIGNATION
- ⋯ SIDEWALKS
- (XXXX) EASEMENT ANNOTATION

LINEAR FOOTAGE OF RIGHT-OF-WAY

PREMIER PARK LOOP (MINOR ARTERIAL)	60' R.O.W.	1,987'
BARN HILL LOOP (LOCAL STREET)	50' R.O.W.	2,245'
FISH TRAP ROAD (LOCAL STREET)	50' R.O.W.	1,210'
MIDNIGHT WAY (LOCAL STREET)	50' R.O.W.	537'
TOTAL		5,979'

TYPICAL LOT, BUILDING SETBACK LINE AND EASEMENT LOCATION DETAIL (1" = 100')



DATE: FEBRUARY 14, 2020
 FEMA PANEL NO. 48209C-0115F
 EFFECTIVE DATE: SEPTEMBER 2, 2005
 ENGINEER & SURVEYOR:
 CARLSON, BRIGANCE & DOERING, INC.
 5501 WEST WILLIAM CANNON DRIVE
 AUSTIN, TX 78749
 PHONE: 512-280-5160
 FAX: 512-280-5165
 OWNER: DEVELOPMENT SOLUTIONS CAT, LLC.
 901 IDS CENTER
 80 SOUTH 8TH STREET
 MINNEAPOLIS, MINNESOTA 55402

ACREAGE: 37.871 ACRES
 SURVEY: PHILIP A. SMITH SURVEY NO. 26
 ABSTRACT NO. 415
 HAYS COUNTY, TEXAS
 TOTAL NO. LOTS 109
 NO. OF SINGLE FAMILY LOTS 103
 NO. OF OPEN SPACE LOTS 3
 NO. OF OPEN SPACE, D.E., P.U.E. & W.Q. LOTS 3
 NO. OF BLOCKS 5

LOT SIZE	NO.
< 1 ACRE	106
1-2 ACRE	1
2-5 ACRE	2
5-10 ACRE	0
> 10 ACRE	0

MINIMUM LOT SIZE:
0.143 AC (6,250 sq. ft.)
 AVERAGE LOT SIZE:
0.262 AC (11,422 sq. ft.)

A SUBDIVISION OF 37.871 ACRES BEING CALITERRA PHASE FOUR, SECTION ELEVEN, OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS

SHEET NO. 1 OF 3

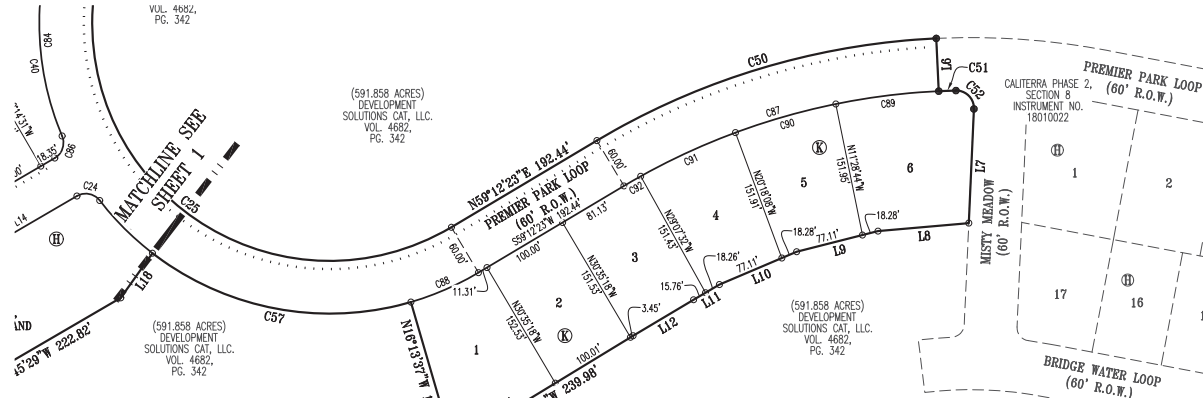
PHILIP A. SMITH SURVEY
NO. 26, ABSTRACT NO. 415



Carlson, Brigance & Doering, Inc.
 FIRM ID #F3791 REG. # 10024900
 Civil Engineering Austin, Texas 78749
 5501 West William Cannon Phone No. (512) 280-5160 Fax No. (512) 280-5165

CALITERRA PHASE FOUR SECTION ELEVEN

Item 7.



Line #	Length	Direction
L1	6.12	S81°27'29"E
L2	97.38	N83°00'03"E
L3	4.60	S02°04'21"E
L4	50.00	N89°55'39"E
L5	60.00	S64°36'44"E
L6	60.00	S02°43'05"E
L7	129.82	S02°33'18"W
L8	103.55	S84°57'05"W
L9	95.38	S75°47'48"W

Line #	Length	Direction
L10	95.38	S66°58'24"W
L11	34.03	S59°27'15"W
L12	83.59	S84°25'18"W
L13	127.77	N65°16'37"W
L14	137.79	S59°45'29"W
L15	137.79	S59°40'29"W
L16	58.81	N65°16'37"W
L17	110.40	N00°04'21"W
L18	62.10	S35°18'00"W

Line #	Length	Direction
L19	76.48	S76°50'25"W
L20	83.59	S84°25'18"W
L21	83.59	N86°08'21"W
L22	52.83	N78°26'21"W
L23	60.21	S29°29'12"W
L24	129.19	N89°55'39"E
L25	129.19	N89°55'39"E

Line #	Length	Direction
(L26)	127.44	S89°55'39"W
(L27)	130.75	N89°55'39"E

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	14.39	91.33	S78°00'09"E	14.37	7.21	9°01'37"
C2	125.86	464.00	S89°13'43"E	125.47	63.32	15°32'27"
C3	41.17	270.00	N78°37'58"E	41.13	20.62	8°44'11"
C4	130.75	270.00	N88°08'13"E	129.47	66.68	27°44'43"
C5	76.12	362.01	S84°00'53"E	75.98	38.20	12°02'55"
C6	31.42	20.00	S45°04'21"E	28.28	20.00	90°00'00"
C7	34.28	20.00	N49°01'43"E	30.23	23.09	98°12'08"
C8	208.94	470.00	S69°08'05"E	207.23	106.23	25°28'17"
C9	28.55	20.00	S15°30'20"E	26.19	17.32	81°47'12"
C10	105.26	270.00	S14°13'10"W	104.59	53.31	22°20'12"
C11	97.16	430.00	S09°31'27"W	96.95	48.79	12°56'46"
C12	311.78	325.00	N87°14'26"E	299.96	169.06	54°57'54"
C13	23.56	15.00	S20°16'37"E	21.21	15.00	90°00'00"
C14	227.20	525.00	N12°19'31"E	225.43	115.41	24°47'44"
C15	7.25	330.00	S24°45'30"W	7.25	3.63	1°15'32"
C16	23.56	15.00	N44°55'39"E	21.21	15.00	90°00'00"
C17	83.24	205.00	S78°17'41"W	82.67	42.20	23°15'55"
C18	26.59	25.00	S82°52'05"E	25.35	14.71	60°56'23"
C19	172.64	60.00	S45°10'19"W	118.95	451.49	164°51'36"
C20	26.59	25.00	N06°47'18"W	25.35	14.71	60°56'23"
C21	84.99	205.00	S11°48'16"W	84.38	43.11	23°45'15"
C22	312.86	275.00	S32°40'29"E	296.34	175.88	65°12'16"
C23	358.74	375.00	N87°14'26"E	346.11	195.07	54°57'54"
C24	28.84	20.00	N78°56'08"W	26.40	17.57	82°36'47"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C25	644.61	270.00	S22°23'53"E	502.06	681.78	136°47'26"
C26	23.56	15.00	N45°04'21"W	21.21	15.00	90°00'00"
C27	23.56	15.00	N44°55'39"E	21.21	15.00	90°00'00"
C28	23.56	15.00	S45°04'21"E	21.21	15.00	90°00'00"
C29	243.47	155.00	S44°55'39"W	219.20	155.00	90°00'00"
C30	25.42	15.00	N41°34'21"W	22.48	16.98	97°05'19"
C31	146.80	475.00	N15°52'10"E	146.21	73.99	17°42'25"
C32	23.56	15.00	N69°43'23"E	21.21	15.00	90°00'00"
C33	256.06	225.00	S32°40'29"E	242.46	143.91	65°12'16"
C34	23.56	15.00	S44°55'39"W	21.21	15.00	90°00'00"
C35	75.59	330.00	S17°33'59"W	75.43	37.96	13°07'29"
C36	45.81	330.00	S07°01'39"W	45.77	22.94	7°57'10"
C37	9.20	370.00	N03°45'48"E	9.20	4.60	1°25'29"
C38	74.40	370.00	N10°14'11"E	74.28	37.33	11°31'17"
C39	55.68	330.00	S11°09'48"W	55.62	27.91	9°40'02"
C40	168.09	330.00	S08°15'47"E	166.28	85.91	29°11'01"
C41	17.20	325.00	N61°16'26"E	17.19	8.60	3°01'54"
C42	96.36	325.00	N71°17'00"E	96.01	48.54	16°59'15"
C43	96.38	325.00	N88°16'21"E	96.02	48.54	16°59'26"
C44	96.65	325.00	S74°42'46"E	96.30	48.69	17°02'22"
C45	31.72	525.00	N22°59'32"E	31.71	15.86	3°27'41"
C46	57.83	525.00	N18°06'22"E	57.80	28.94	6°18'40"
C47	57.83	525.00	N11°47'42"E	57.80	28.94	6°18'40"
C48	57.83	525.00	N05°29'02"E	57.80	28.94	6°18'40"

AREA WITHIN SUBDIVISION	37.871 ACRES (1,651,418 sq. ft.)
AREA OF SINGLE FAMILY LOTS	22.715 ACRES (944,636 sq. ft.)
AREA WITHIN PRIVATE STREETS	7.315 ACRES (318,645 sq. ft.)

LOT NO.	ACREAGE	SQ. FT.
1	0.172 ACRES	7,500 SQ. FT.
2	0.172 ACRES	7,500 SQ. FT.
3	0.172 ACRES	7,500 SQ. FT.
4	0.172 ACRES	7,500 SQ. FT.
5	0.172 ACRES	7,500 SQ. FT.
6	0.172 ACRES	7,500 SQ. FT.
7	0.172 ACRES	7,500 SQ. FT.
8	0.172 ACRES	7,500 SQ. FT.
9	0.177 ACRES	7,728 SQ. FT.
10	0.191 ACRES	8,334 SQ. FT.
11	0.205 ACRES	8,940 SQ. FT.
12	0.193 ACRES	8,427 SQ. FT.
13	0.180 ACRES	7,838 SQ. FT.
14	0.172 ACRES	7,500 SQ. FT.
15	0.172 ACRES	7,500 SQ. FT.
16	0.172 ACRES	7,500 SQ. FT.
17	0.172 ACRES	7,500 SQ. FT.
18	0.223 ACRES	9,730 SQ. FT.
19	0.227 ACRES	9,886 SQ. FT.
20	0.225 ACRES	9,813 SQ. FT.
21	0.225 ACRES	9,800 SQ. FT.
22	0.196 ACRES	8,856 SQ. FT.
23	0.186 ACRES	8,121 SQ. FT.
24	0.312 ACRES	13,598 SQ. FT.
25	0.275 ACRES	12,000 SQ. FT.
26	0.275 ACRES	12,000 SQ. FT.
27	0.322 ACRES	14,034 SQ. FT.
28	0.286 ACRES	12,465 SQ. FT.
29	0.275 ACRES	11,995 SQ. FT.
30	0.275 ACRES	11,986 SQ. FT.
31	0.304 ACRES	13,230 SQ. FT.
32	0.322 ACRES	14,459 SQ. FT.
33	2.399 ACRES	104,515 SQ. FT.

LOT NO.	ACREAGE	SQ. FT.
6	1.141 ACRES	49,721 SQ. FT.
7	0.220 ACRES	9,577 SQ. FT.
8	0.220 ACRES	9,574 SQ. FT.
9	0.202 ACRES	8,819 SQ. FT.
10	0.187 ACRES	8,125 SQ. FT.
11	0.143 ACRES	6,250 SQ. FT.
12	0.187 ACRES	8,125 SQ. FT.
13	0.187 ACRES	8,125 SQ. FT.
14	0.219 ACRES	9,522 SQ. FT.
15	0.251 ACRES	10,926 SQ. FT.
16	0.229 ACRES	9,989 SQ. FT.
17	0.208 ACRES	9,049 SQ. FT.
18	0.210 ACRES	9,159 SQ. FT.
19	0.182 ACRES	7,926 SQ. FT.
20	0.172 ACRES	7,500 SQ. FT.
21	0.172 ACRES	7,500 SQ. FT.
22	0.172 ACRES	7,500 SQ. FT.
23	0.172 ACRES	7,500 SQ. FT.
24	0.172 ACRES	7,500 SQ. FT.
25	0.187 ACRES	8,125 SQ. FT.
26	0.187 ACRES	8,125 SQ. FT.
27	0.187 ACRES	8,125 SQ. FT.
28	0.191 ACRES	8,339 SQ. FT.
29	0.207 ACRES	9,017 SQ. FT.
30	0.284 ACRES	12,361 SQ. FT.
31	0.337 ACRES	14,691 SQ. FT.
32	0.241 ACRES	10,513 SQ. FT.
33	0.208 ACRES	9,074 SQ. FT.
34	0.187 ACRES	8,125 SQ. FT.
35	0.187 ACRES	8,125 SQ. FT.
36	0.187 ACRES	8,125 SQ. FT.
37	0.187 ACRES	8,125 SQ. FT.
38	0.187 ACRES	8,123 SQ. FT.
39	3.054 ACRES	133,049 SQ. FT.

LOT NO.	ACREAGE	SQ. FT.
1	0.214 ACRES	9,326 SQ. FT.
2	0.187 ACRES	8,125 SQ. FT.
3	0.187 ACRES	8,125 SQ. FT.
4	0.187 ACRES	8,125 SQ. FT.
5	0.213 ACRES	9,282 SQ. FT.
6	0.317 ACRES	13,804 SQ. FT.
7	0.234 ACRES	10,179 SQ. FT.
8	0.187 ACRES	8,125 SQ. FT.
9	0.214 ACRES	9,326 SQ. FT.
10	0.189 ACRES	8,220 SQ. FT.
11	0.189 ACRES	8,220 SQ. FT.
12	0.189 ACRES	8,220 SQ. FT.
13	0.200 ACRES	8,701 SQ. FT.
14	0.172 ACRES	7,500 SQ. FT.
15	0.172 ACRES	7,500 SQ. FT.
16	0.735 ACRES	32,016 SQ. FT.

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C49	22.00	525.00	N01°07'41"E	22.00	11.00	2°24'04"
C50	406.71	830.00	N73°14'40"E	402.85	207.52	28°04'31"
C51	19.55	770.00	N88°00'22"E	19.55	9.77	1°27'17"
C52	32.75	20.00	S44°21'04"E	29.21	21.38	93°49'21"
C53	192.31	375.00	N74°26'59"E	190.21	98.32	29°22'59"
C54	61.78	375.00	S86°08'21"E	61.71	30.96	9°26'21"
C55	61.78	375.00	S76°42'00"E	61.71	30.96	9°26'21"
C56	43.87	375.00	S68°37'44"E	43.85	21.96	6°42'13"
C57	310.21	330.00	N79°17'49"W	298.91	167.64	53°51'36"
C58	58.16	275.00	S59°13'08"E	58.05	29.19	12°07'00"
C59	60.72	275.00	S46°50'07"E	60.59	30.48	12°39'01"
C60	60.72	275.00	S34°11'07"E	60.59	30.48	12°39'01"
C61	56.03	275.00	S22°01'24"E	55.93	28.11	11°40'25"
C62	56.03	275.00	S10°20'59"E	55.93	28.11	11°40'25"
C63	21.31	275.00	S02°17'34"E	21.31	10.66	4°26'26"
C64	64.76	205.00	S08°58'41"W	64.50	32.65	18°06'04"
C65	20.23	205.00	S20°51'18"W	20.22	10.12	5°39'11"
C66	23.43	60.00	S26°03'58"E	23.29	11.87	22°23'03"
C67	54.14	60.00	S10°58'23"W	52.32	29.07	51°41'39"
C68	51.49	60.00	S61°24'22"W	49.93	27.45	49°10'19"
C69	43.67	60.00	N73°12'11"W	42.62	22.80	41°36'35"
C70	71.15	205.00	S79°02'27"W	71.28	36.19	20°01'29"
C71	3.13	205.00	S89°29'25"W	3.13	1.56	0°52'27"
C72	18.72	155.00	S86°28'01"W	18.71	9.37	6°55'15"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C97)	15.40	60.00	N12°31'19"W	15.36	7.74	14°42'33"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C75	181.99	155.00	S49°22'12"W	171.72	103.12	67°16'23"
C76	42.76	155.00	S07°49'50"W	42.62	21.52	15°48'22"
C77	83.71	475.00	N12°03'52"E	83.60	41.96	10°05'50"
C78	63.09	475.00	N20°55'05"E	63.04	31.59	7°36'35"
C79	108.67	225.00	S51°26'28"E	107.61	55.42	27°40'18"
C80	110.71	225.00	S23°30'35"E	109.59	56.50	28°11'28"
C81	36.68	225.00	S04°44'36"E	36.64	18.38	

CALITERRA PHASE FOUR SECTION ELEVEN

Item 7.

STATE OF TEXAS }
COUNTY OF HAYS }

KNOW ALL MEN BY THESE PRESENTS:
THAT DEVELOPMENT SOLUTIONS CAT, LLC, ACTING BY AND THROUGH ITS MANAGER, GREGORY L. RICH, BEING THE OWNER OF A CALLED 591.858 ACRES OF LAND OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, SITUATED IN HAYS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN VOLUME 4682, PAGE 342 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 37.871 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS:

"CALITERRA PHASE FOUR SECTION ELEVEN"

SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETO GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATED TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20_____ A.D.

By: _____
GREGORY L. RICH, MANAGER
DEVELOPMENT SOLUTIONS CAT, LLC

STATE OF TEXAS }
COUNTY OF HAYS }

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

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NOTARY NAME _____
MY COMMISSION EXPIRES: _____

CITY OF DRIPPING SPRINGS ADMINISTRATIVE PLAT APPROVAL

THIS PLAT, CALITERRA PHASE FOUR SECTION ELEVEN, HAS BEEN SUBMITTED TO 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 DEVELOPMENT CODE OF ORDINANCES, AND IS HEREBY APPROVED ADMINISTRATIVELY.

MICHELLE FISCHER, CITY ADMINISTRATOR

DATE: _____

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE APPROVED COMMUNITY WATER SYSTEM

CHAD GILPIN, P.E. - CITY ENGINEER

DATE: _____

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLY AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY 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 OR OTHER DEVELOPMENT IN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.

CAITLYN STRICKLAND, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

TOM POPE, R.S., C.F.M.
FLOODPLAIN ADMINISTRATOR

STATE OF TEXAS }
COUNTY OF HAYS }

I, THE UNDERSIGNED, INTERIM DIRECTOR OF HAYS COUNTY DEVELOPMENT SERVICES, 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: _____

I, ELAINE HANSON CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN 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 RECORDS OF HAYS COUNTY, TEXAS, AS DOCUMENT NO. _____

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

ELAINE HANSON CARDENAS BY: _____
COUNTY CLERK
HAYS COUNTY, TEXAS

GENERAL NOTES:

1. THIS FINAL PLAT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF DRIPPING SPRINGS.
2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER 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 THE SUBJECT PLAT PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON F.I.R.M. PANEL NO 48209C 0115F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM 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 VERIZON.
11. IF GAS LINES ARE NOT INCLUDED IN THE CONSTRUCTION PLANS, THERE WILL BE SEPARATE SITE DEVELOPMENT PLAN, APPLICATION, AND FEES REQUIRED.
12. MINIMUM FRONT SETBACK SHALL BE 20'.
13. MINIMUM REAR SETBACK SHALL BE 20'.
14. MINIMUM SIDE AND INTERIOR SIDE YARD SETBACKS SHALL BE 5'.
15. MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 10'.
16. UTILITY EASEMENTS OF 15 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED R.O.W. AND 5' ALONG EACH SIDE LOT LINE.
17. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS.
18. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
19. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED COMMUNITY WATER SYSTEM.
20. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED ORGANIZED WASTE WATER SYSTEM.
21. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL OF HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
22. 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 UNDER AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS AS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.
23. 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) OPTIONAL ENHANCED MEASURES FOR THE PROTECTION OF WATER QUALITY IN THE EDWARDS AQUIFER (REVISED) OR AS PERMITTED BY THE TCEQ.
24. ALL LOTS ARE REQUIRED TO COMPLY WITH THE THEN CURRENT ADOPTED BUILDING CODE AS ADOPTED BY THE CITY OF DRIPPING SPRINGS, AND THE FIRE CODE ADOPTED BY ESD #6. THIS IS TO INCLUDE THE PULLING OF BUILDING PERMITS THROUGH THE CITY OF FOR ALL APPLICABLE CONSTRUCTION.
25. PER THE DEVELOPMENT AGREEMENT BETWEEN CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS CAT, LLC, THE CALITERRA DEVELOPMENT PROJECT IS SUBJECT TO AN INTEGRATED PEST MANAGEMENT (IPM) PLAN.
26. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25, AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
27. ALL SIDEWALKS ARE TO BE MAINTAINED BY THE HAYS COUNTY DEVELOPMENT DISTRICT #1.
28. ALL ROADWAYS IN THIS DEVELOPMENT ARE TO BE DEDICATED TO THE PUBLIC AND MAINTAINED BY HAYS COUNTY.
29. THIS DEVELOPMENT IS SUBJECT TO THE DEVELOPMENT AGREEMENT DATED JANUARY 14, 2014 BETWEEN THE CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS CAT, LLC, RECORDED IN VOLUME 4978, PAGE 215 (DOCUMENT NUMBER 14021130 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS).

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, BRETT R. PASQUARELLA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT. I CERTIFY TO THE COMPLETENESS, ACCURACY AND COMPLIANCE TO THE CITY OF DRIPPING SPRINGS SUBDIVISION ORDINANCES.

FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE RATE MAP PANEL NO. 48209C-0115F, BOTH DATED SEPTEMBER 02, 2005.

ENGINEERING BY: _____
BRETT R. PASQUARELLA, P.E., No. 84769 DATE _____
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



STATE OF TEXAS:
COUNTY OF TRAVIS:

I, AARON V. THOMASON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS, TEXAS, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY: _____
AARON V. THOMASON, R.P.L.S. NO. 6214 DATE _____
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

A SUBDIVISION OF 37.871 ACRES BEING CALITERRA PHASE FOUR, SECTION ELEVEN, OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

SHEET NO. 3 OF 3

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 1002490

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5160



CITY OF DRIPPING SPRINGS

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

Date: November 5, 2021

Bill Couch
Carlson Brigance and Doering, Inc
5501 W. Wm Cannon Dr.
Austin TX 78749
bill@cbdeng.com

Permit Number: SUB2021-0064
Project Name: Caliterra Ph 4 Sec 11 Final Plat
Project Address: Premier Park Loop, Dripping Springs, TX, TX
78620

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.

City Planner Comments

The following comments have been provided by Tory Carpenter. Should you have any questions or require additional information, please contact Tory Carpenter by email tcarpenter@cityofdrippingsprings.com.

1. Update the city approval statement to read: "Big Skye Ranch Phase four has been approved by the Planning & Zoning Commission on the __ day of _____, 20__." (4.7r)
2. Remove Michelle's signature and add a signature for the City Secretary and Planning & Zoning Commission Chair. (4.7r)
3. Provide dwg or shapefile for the boundary of the property.
4. Provide County 1445 approval letter.

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.

Note regarding plats subject to Planning and Zoning Commission review: Resubmittals of corrected plats and associated plans must be received no later than seven (7) calendar days prior to the scheduled P&Z meeting for final review and inclusion in the P&Z packets [Ch. 28, Ex. A, Sec. 3.8].

Note regarding Site Development Plans: Revisions must be submitted within 60 days of the date of this letter or a new application will be required [Sec. 28.04.011].

Regards,

Tory Carpenter,

***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.



**REQUEST FOR QUALIFICATIONS
CITY OF DRIPPING SPRINGS, TEXAS
Request for Qualifications “Comprehensive Plan and Development Code Services”**

PUBLIC NOTICE

Notice is hereby given that the City of Dripping Springs, Texas is soliciting **Statements of Qualifications for 2045 Comprehensive Plan and Development Code Services.**

Sealed Statements of Qualifications must be submitted in one (1) original, eight (8) copies, and one (1) electronic copy in PDF formant on a flash drive and shall be delivered to:

Statements of Qualifications must be submitted **by 2 p.m. on December 3, 2021**, at which time the statements will be publicly opened and acknowledged aloud. Statements received after the opening date and time will not be considered.

City of Dripping Springs, Texas
Attn: Howard Koontz, Planning Director
511 Mercer Street or P.O. Box 384
Dripping Springs, Texas 78620

The City seeks the services of a professional land planning firm with extensive experience, skill, and success in the development of comprehensive plans, community visioning services, development codes, and similar processes. The selected consultant will be responsible for facilitating the creation of the City’s 2045 Comprehensive Plan and updated Development Codes.

If additional information is requested, please email questions to Howard Koontz, Planning Director at hkoontz@cityofdrippingsprings.com with “Comprehensive Plan Services” in the subject line. RFQs may be viewed online at the City’s website at www.cityofdrippingsprings.com.

The City of Dripping Springs (“City”) intends to develop a Comprehensive Plan and an updated Development Code to ensure quality and responsible development of the City. The City now intends to enter into **one** (1) contract with a consulting firm as a professional service provider, to provide the following services.

REQUEST FOR STATEMENT OF QUALIFICATIONS:

The City of Dripping Springs, hereinafter referred to as “the City”, is soliciting Statement of Qualifications (SOQ) from professional land planning firms, hereinafter referred to as “Applicant,” which have extensive experience, skill, and success in the development of comprehensive plans, community visioning services, development codes, and similar processes. The Applicant awarded the contract is referred to herein as “the Consultant.”

Statement of Qualifications are due at 2 p.m. on December 3, 2021 and will be opened by City Staff at that time. Proposals will become public, as required by the Texas Public Information Act, Texas Government Code, Chapter 552 after the contract is awarded.

Project Description and Work to be Performed

Project Description

The purpose of this Request for Qualification (RFQ) is to select a qualified comprehensive land planning consultant for the preparation of a local Comprehensive Plan pursuant to Texas standards and procedures and the best management practices for comprehensive planning. The Comprehensive Plan shall include a Future Land Use Map for properties within city limits and in the extraterritorial jurisdiction (ETJ). The current city limits and ETJ map can be located here: https://www.cityofdrippingsprings.com/sites/g/files/vyhlf6956/f/uploads/city_limits_map_04.09.19.pdf. In addition to the Comprehensive Plan, the City also seeks an updated Development Code which would include an update to the Zoning Code and Subdivision Regulations. The Development Code would also include insertion and harmonization of the existing landscaping ordinance and sign ordinance. Proposers shall submit their qualifications to perform these tasks to the City which will be based on instructions and specifications provided herein.

The existing Comprehensive Plan was adopted in 2016 and is the long-range planning document that has helped guide the City of Dripping Springs over the last five years. The Comprehensive Plan is a policy document that assists decision-making and administrative actions in an effort to guide the city towards the community’s preferred future. Concurrent to this updated Comprehensive Plan adoption, the City has also adopted a City-wide Trails Plan; a Parks, Recreation and Open Space Master Plan; and a Transportation Master Plan, demonstrating the City’s continued commitment and efforts toward establishing an encompassing guiding policy document.

The current Zoning Ordinance was adopted in 2006 and has been updated semi-annually. The Development Code would incorporate an updated Zoning Code and existing related land use ordinances that would be harmonized with the updated Comprehensive Plan and Zoning Code.

Background of Dripping Springs

Geographically, the City of Dripping Springs is prwithinently located along U.S. Highway 290 at its intersection of Hays County Ranch Road 12 in northern Hays County, Texas. The city’s corporate limits are not bordered by any other city’s borders, but the expansive extraterritorial jurisdiction sits adjacent to Travis County and the City of Austin on the east, Kyle and Buda to the east-southeast, and Wimberley to the south. With its unique development pattern separate from other areas and cities in Hays County and the Texas Hill Country at-large, the residents in this area have always identified themselves as living in “Dripping.” The official City limits do not extend beyond the Hays County line, but a few minor parcels in the Extraterritorial Jurisdiction do extend into Travis County.

Dripping Springs has a Council-Administrator form of government. The elected six-member Mayor & City Council appoints a City Administrator who is charged with implementing the policies of the Council as well as overseeing the day-to-day operations of City government. An appointed Planning & Zoning Commission has the authority to make recommendations on plats, conditional use petitions, and makes recommendations to the City Council regarding zoning variances, amendments to the Comprehensive Plan, Zoning Ordinance, and Zoning Map.

In the years since the adoption of the current updated Comprehensive Plan (2016), Dripping Springs has grown rapidly in population, a continuation of a trend that began prior to 2010. The city’s population has grown roughly 200% since the 2000 Census, and 160% since 2010 alone. Today it is expected that Dripping Springs’ population is roughly 5,000 within the official corporate limits, and the total population including the Extra Territorial Jurisdiction is over eight times that figure. The original Town of Dripping Springs was just a handful of acres, but today covers roughly 8.7 square miles and is surrounded by a 112 square mile extra-territorial jurisdiction.

As noted in the city’s 2016 Comprehensive Plan, “Dripping Springs has been managing explosive growth for many years, and this growth is expected to continue. This has led to increased pressure on City infrastructure, recreational facilities, the school district, and the quality of life that has attracted, and continues to bring, new residents. The City has worked very hard to protect community values and quality of life in the face of this growth.” The juxtaposition of Dripping Springs being located 24 miles from the state capitol building of a state where, if it were sovereign, would hold the 10th highest gross domestic product in the world, and its deep roots in rural, agrarian land uses and economy poses a unique challenge for the future development pattern of the city. Add to that the city’s position over an environmentally sensitive ground water contributing zone, and the few existing highway and street corridors, and you can start to get a picture of the development pressures and their associated impediments. For these reasons and more, thoughtful, proactive development policy is paramount to the success of Dripping Springs in the immediate and long-term future.

II. SCOPE OF WORK

The Consultant shall assist the City of Dripping Springs to develop and adopt an all new ‘Comprehensive Plan 2045’ that meets or exceeds jurisdictional requirements and common

standards for local comprehensive planning. The Consultant shall also assist the City to develop and adopt an updated Development Code with an updated Zoning Code and insertion of existing land use ordinances that have been harmonized with the updated Comprehensive Plan and Zoning Code. Said Plan and Code shall be transmitted to the City no later than November 1, 2022, unless otherwise indicated by the City. This takes into account the full adoption process that extends approximately two months for two (2) Public Hearings before the Planning and Zoning Commission, and two (2) readings of the ordinance adopting the plan before the Mayor and City Council. The Plan is expected to be approved and in effect as of December 31, 2022.

TASK 1: COMMUNITY PARTICIPATION PLAN

The following provides a ‘Task by Task’ outline of the key steps in the development of the Comprehensive Plan. The City of Dripping Springs’s Comprehensive Plan 2045 and updated Development Code needs to be developed to effectively hear the City’s population and to understand the community’s desires regarding the required elements of the plan and the intent of the community’s citizens to establish an orderly plan to prioritize and accomplish diverse goals and objectives.

1.1. Development Committee

1.1.1. City staff shall establish a Development Committee, made up of local stakeholders and officials. The Development Committee will meet with the Consultant on a periodic basis to review draft materials, provide guidance regarding local preferences, and make recommendations regarding the various components of the Comprehensive Plan and updated Development Code.

1.1.2. The agenda for the initial meeting of the Development Committee will include four items:

1.1.2.1. The State’s requirements for comprehensive planning and zoning code amendments;

1.1.2.2. The Development Committee will be asked to discuss their understanding of the setting, relationships, and history of the area that forms the City of Dripping Springs, and consider the utilization or adaptation of some elements of the existing 2016 Comprehensive Plan and Zoning Code, as well as related land use ordinances;

1.1.2.3. The Development Committee will be asked to review potential methods to engage the public in the comprehensive planning and development code process; and identify a broad array of possible community participation techniques, locations to collect this input, and select the ones that seem most appropriate to the local jurisdiction.

1.1.2.4. A schedule for these meetings will be developed by the consultant and presented to the Committee.

1.1.3 Periodic Review Meetings: Development Committee will continue to meet on a periodic basis and will be asked to represent local stakeholders as they facilitate the preparation of the Community Participation Plan, the Community Assessment, and the Community Agenda elements of the Comprehensive Plan and development code. The Development Committee will be asked to review the City’s statements of policies, goals and objectives and make

recommendations about issues and opportunities, conceptual scenarios and alternatives, project lists, and priorities. The second meeting will be prior to completion of the Community Assessment to serve as a check on the planning data and following meetings will be at key points of the Community Agenda process. Up to ten (10) meetings with the Development Committee are anticipated. Meetings should be concentrated in the Vision, Goals, and Policies phase. Additional meetings will be scheduled, as needed at the discretion of the Client.

1.1.4 Development Committee meetings may occasionally occur remotely, via electronic means such as video conferencing, telephone conferencing and/or internet-based call-in media.

1.2. Other Public Input Engagement Methods. Community input and visioning are **core and critical elements** of the Comprehensive Plan and development code process. Offeror shall propose additional public engagement that will be effective in communicating the process and gathering input. Dripping Springs places a premium on multiple, first person, public engagement activities that elicit raw data points from the community at-large from which the policy of the Comprehensive Plan and the updated development code will be written. The consultant will work with the city's Project Manager to develop an extensive public involvement plan. The plan should take advantage of new and existing technologies to make it easy for the public to access information and promote participation by all segments of the community. The City of Dripping Springs is particularly interested in the firm's experience in successfully engaging the community through a variety of innovative methods.

The consultant team must demonstrate extensive expertise and experience in the public participation and facilitation processes. Regarding public participation, the consultant team must have strong leadership and creativity to provide clear direction in participation techniques that result in inclusive yet timely decisions. Offeror should note its experience in developing and managing visioning and public input.

1.3. Timeline & Schedule. A detailed timeline and written schedule will be prepared by Consultant and approved by the Client to establish the schedule for planning meetings and delivery dates throughout the planning process.

TASK 2: MINIMUM CONTENT FOR COMPREHENSIVE PLAN AND DEVELOPMENT CODE

Dripping Springs has adopted a few specialty plans that are filed in the city secretary's office: Such plans include the City's Parks, Recreation & Open Space Master Plan; City-wide Trails Plan; and Transportation Master Plan. Additionally, the city has an active Historic Preservation Commission, a multi-jurisdictional Transportation Committee, an Economic Development Committee, a Parks & Recreation Commission, Tax Increment Reinvestment Zone No. 1 & No. 2 Board, an Emergency Management Commission, and a Utility Commission. The fundamental tenets of these plans, commissions, and committees should be incorporated by reference into the text and goals of the city's next comprehensive plan. The City has also adopted updates to its Zoning Code as well as multiple Planned Development Districts that should be reviewed and incorporated into the updated zoning code.

In addition to the above minimum standards, the Consultant will collect and analyze a range of information about existing conditions and the potential for the future of the City of Dripping Springs, including a review and analysis of the Community Assessment adopted in 2016 and subsequent addenda. Information will be based on a thorough understanding of existing plans and programs affecting the city, and on input, inventories, and analyses undertaken by the Consultant. Previously compiled data will be used and incorporated where possible. Emphasis will be on the identification of features and conditions that may influence or affect the planning process, rather than extensive documentation of existing conditions other than what is necessary to comply with State standards. All spatial data and analysis shall be produced and delivered to include ESRI GIS layers as appropriate.

2.1 Identification of Community Goals. The City of Dripping Springs's Community Goals element needs to be established to effectively represent the community's vision and direction for the future. The consultant will lead multiple interactive discussions with the community, staff, and Development Committee to gain meaningful participation and input in order to either prepare a new vision statement, list of community goals and/or policies, or Character Area-specific goals along with a defining narrative. This should be an organic process that allows the community to actively participate in setting the City's direction for the future.

2.2 Needs and Opportunities. The Consultant will review the current Needs and Opportunities list for the community and work with City staff and community stakeholders to make recommendations for additions, revisions or deletions. The list must be reviewed by the Development Committee with new or revised items going through the SWOT (strengths, weaknesses, opportunities, and threats) or similar analysis of the community and then prioritized as community objectives. Needs and Opportunities that the community identified as high priority must be followed-up with corresponding implementation measures in the Community Work Program (CWP).

2.3 Community Work Program. The final product of the Comprehensive Plan including the future land use map will not be an academic analysis but will be a plan for the next 10 years with metrics for work to be completed and timelines that should be followed to complete the goals of the plan. The updated Development Code should be a practical tool that is harmonized with the Comprehensive Plan and that incorporates current and updated land use ordinances. The Consultant will not only create a Community Work Program to incorporate any new or revised Needs and Opportunities identified during the process, but also revise any implementation measures and specific activities the community plans to undertake during the next five and ten years so as to address the priority Needs and Opportunities, identified Target Areas (if applicable), or to achieve portions of the Community Goals. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan. The Community Work Program will include the following information for each listed activity:

- Brief description of the activity;
- Legal authorization for the activity, if applicable;
- Timeframe for initiating and completing the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and

- Funding source(s), if applicable.

2.4. Identification of other potential issues and opportunities:

2.4.1. Population: Demographic statistics will be inventoried and assessed. The primary data source to be used will be the 2020 U.S. Census and subsequent updates. More locally relevant estimates may be used to supplement the Census data and identify where immediate trends have shifted or accelerated.

2.4.2. Economic development: The Economic Development Element provides the opportunity to inventory and assess the community's economic base, labor force characteristics (including its spatial distribution over time), tax gap, and local economic development opportunities and resources; to determine economic needs and goals; and to merge this information with information about population trends and characteristics, natural resources, community facilities and services, housing and land use so that a strategy for the economic well-being of the community can be developed. The analysis shall include the following, at a minimum:

- Demographics overview and analysis
- Socio economic analysis
- Business base/business sector analysis (could include a Target Industry Analysis)
- Real estate analysis (commercial nodes)
- Tax Gap analysis
- Downtown District/Corridor analysis
- Education performance data – K-12 and Higher Ed
- Infrastructure and commuting analysis
- Daytime population/workers
- Strategic organization inventory

2.4.3. The city's transportation network and its future utility as roadways experience exponential increases in daily trips from both internal development and surrounding expansion(s) that create additional, external thru trips. Already businesses in Dripping Springs experience loss in participation and sales due to the inability for patrons to access brick & mortar stores along congested transportation corridors. Volume delays and under-performing intersections add to the gridlock and failing performance of some of the city's highest-classification roadways.

2.4.4 Historic character --and the community's values that have made Dripping Springs the region it is, are two aspects that contribute to the city's sense of place. It's an ethos that has been blurred since the introduction of the style of growth currently emerging in and around the Highway 290/RR12 region. This commitment on the part of city leaders and long-time residents to maintain a connection to the immediate past and preserve the way of life that has been so familiar for the past generation should be an over-arching concept that shapes the comprehensive plan's style of accommodating growth. This will appear in recommendations for design metrics, such as architectural styles and building massing and location(s), as well as an incentive to build in a historically relevant pattern. The City has three historic districts including the Mercer Street, Hays Street, and Old Fitzhugh Road Historic Districts.

2.4.5 Housing, and all the challenges presented in creating an affordable, attainable, and varied housing stock in sufficient numbers to accommodate all the persons who would seek to live here, without eliminating the quality of life already present. A healthy opportunity for entry-level products up through estate ranches and farmettes, including the crucial “missing middle” product must be a high priority for the city over the next two decades.

2.4.6 The remaining elements shall be reviewed and updated as determined necessary through the process. Where available, subsequent master plans shall be consulted and incorporated into future updates.

2.5. Analysis of existing development patterns (existing land use), existing Overlays, and Character Area review.

2.5.1. Existing Land Use Map: The consultant will conduct an existing land use inventory of the City of Dripping Springs and areas in the immediate fringe around the city, based on standard categories, which will be produced in Geographic Information Systems (GIS) format and produced in color. The maps will be revised based on input from staff, stakeholders, and the general public as may be received. The method for producing the existing land use maps shall be a combination of field survey, review and interpretation of aerial photographs, analysis of prior city land use maps, and if necessary, tax assessor records. Consultant shall also produce estimates of acreage within each existing land use category.

2.5.2. Existing Overlays and Character Areas (subject to refinement): The Consultant will evaluate existing Overlays, Planned Development Districts, and Character Areas and draft and present in map form, along with text descriptions, recommendations for “Character Areas” that identify unique sub-areas of the City. These sub-areas will be utilized for determination(s) of future land use actions by the City Council and city staff, as well as the functional boundary for future sub-area plans that may be adopted by reference into this plan.

2.6. GIS Data Collection and Organization. The Client anticipates the use of spatial data compiled in GIS, including all data layers necessary to develop the Existing Land Use Map. Population and demographic trends, political jurisdictions, natural and cultural resources areas, and community facilities and services will be located and compiled into spatial data layers to allow the creation of data overlays that will be used to create the Existing Land Use Plan and the Future Development Map, and to facilitate discussion in Development Committee meetings, public meetings, meetings with the staff and other officials, and future use of the plan. Mapping will be coordinated with Dripping Springs staff to ensure that the plan addresses local priorities, as well as any regional and State-wide concerns. Data layers will be provided in the form of ESRI Shapefiles, and the Consultant will coordinate with the projection information for the Shapefiles with the City. Existing GIS data will be utilized in order to take advantage of the knowledge and experience currently imbedded in existing database schemas. Other database objects that will be addressed are the transportation network and other components, which will have the opportunity to interact with these databases. The purpose of the database design is to ensure that the design looks at the big picture.

Taking this approach will help to identify as many database objects as possible in order to produce a design that will be thorough while still retaining the ability to scale the design in the future.

- Key GIS Layers for Production or Updates:
 - Location Layer
 - Existing Land Use Layer
 - Future Land Use Layer
 - Character Area Layer
 - Entitlements Layer (Development Agreements/PDDs)
 - Areas Requiring Special Attention Layer
 - Natural Features Layer — Water Resources: showing rivers and streams, wetlands, 100-year flood plain, groundwater recharge areas, and water supply basins.
 - Natural Features Layer — Conservation Areas: showing planned Green-space areas, major parks and recreation areas, and scenic views and sites.
 - Existing Transportation Facilities Layer: showing the road network and classifications, bicycle/pedestrian and other transportation facilities as appropriate.
 - Transportation Plan Layer: showing the proposed improvements to the road network and other transportation facilities as appropriate (including pedestrian and bike facilities).
 - Community Service Facilities Layer: showing existing and proposed public safety facilities, hospitals and other public health facilities, parks and recreation facilities, general governmental administrative facilities, educational facilities, libraries, and other cultural facilities within the City of Dripping Springs.

2.7 For the Development Code, the Consultant will be responsible for recommending the organization and style of the Ordinances with the concurrence of the Planning Director. The Ordinances should be efficient and user friendly in both hard copy and on-line formats. The ordinance should use cross-referencing, illustrations and tables as a secondary mechanism to make the ordinances user-friendly. The Consultant will be responsible for all drafting and redrafting of text, illustrations, maps and exhibits after receiving input from the Development Committee, citizens, stakeholders, staff, the P&Z, and the City Council.

2.7.1 Incorporate recommendations that are related to zoning from the updated Comprehensive Plan into the revised and updated development code. This will include, but is not limited to, the following:

- a) Restructuring the zoning districts to be consistent with the goals of the updated Comprehensive Plan and Future Land Use Plan;
- b) Provide a complete glossary/definition of terms;
- c) Remove obsolete regulations and create consistency between each of the zoning articles and districts as well as the existing land use ordinances;
- d) Provide a single and complete permitted land use table;
- e) Provide diagrams and exhibits that depict zoning concepts (i.e. setbacks, compatibility, buffers, measurements, etc.) where appropriate;

f) Address issue of non-conforming uses and structures.

2.7.2 Not Included in the Scope of Services

Sign, site, and subdivision regulations will remain separate from the zoning ordinance, but will be included in the Development Code.

2.7.3 Deliverables

- a) Convene, organize, and lead multiple stakeholder workshops;
- b) Iterative drafts and final draft of the revised ordinance for staff & stakeholder review;
- c) PowerPoint presentations for stakeholder, commission, and council meetings;
- d) Updated zoning map based on City GIS datasets and in a digital format approved by City GIS staff (such as ESRI layer files); and
- e) Comprehensive zoning ordinance (digital versions in formats to be approved by the City staff (such as .pdf & .docx).

TASK 3: ADOPTION PROCESS

3.1. Planning & Zoning Commission Review and Recommendation. Two (2) public hearings will be held before the Planning and Zoning Commission and shall occur to allow additional public input. The Committee will review and make a recommendation prior to adoption of the transmittal resolution to the City Administrator for the Plan and updated Development Code by approval of City Council.

3.2. Adoption by the City. The City's elected decision-makers are charged with the responsibility of adopting the Comprehensive Plan and Development Code. The Consultant will attend the meeting associated with the adoption process to respond to any questions or comments, and where appropriate, make presentations regarding the Plan.

3.3. Adopting Ordinance. An ordinance will be prepared by Consultant for the elected officials for adoption of the Plan. The final transmittal shall be conducted in advance of the deadline of November 1, 2022, in accordance with the City's Agenda Policy

3.4. Documentation. After adoption of the Comprehensive Plan and updated Development Code by the City, the Consultant will provide digital and hardcopy of the originals (including all maps, charts, tables, etc.) for the City in addition to three (3) copies of printed and bound versions of the completed plan.

III. SUBMISSION AND EVALUATION

1.1. Response Format

1.1.1. Economy of Presentation

Submittals shall be prepared simply and economically, providing straight-forward, concise delineation of the Offeror's capabilities to satisfy the requirements of this RFQ. Elaborate bindings, colored displays, and promotional material are not required. Emphasis on each statement must be on completeness and clarity of content. There is no expectation that submittal materials will be returned to the Offeror during or after the selection process. To

expedite the evaluation of proposals, it is essential that Offerors follow the format and instructions contained herein.

1.1.2. Organization and Content of Proposals

The response package shall be organized in a manner such that the following requirements in the RFQ are cross-referenced in the submittal materials. The locations within the applicant's response where each requirement is met must be identified.

The Offeror **MUST** provide this information in the submittal which will be evaluated and assigned points as determined by the Evaluation Committee, by way of preparation of an evaluation worksheet(s) that will follow the RFQ stated requirements. Evaluation worksheets are not available during the solicitation process, but are available after award, as are all other solicitation documentation.

1.1.3. Sheet Count

The Technical Proposal shall have a **maximum sheet count of 30 sheets**, including all required material detailed herein, tabs, covers, etc. Proposals that exceed the maximum page count may not be reviewed; responses which include pricing or costs estimates integral to the technical proposal may not be reviewed; financial proposals and costs estimates shall only be submitted after qualifications are evaluated and ranked and such submittals are requested by City.

1.2. Technical Proposal Content

1.2.1. Cover Letter

This letter will summarize in a brief and concise manner the firm's understanding of the Scope of Work. The letter must name all persons authorized to represent the firm, and include the titles, addresses, and telephone numbers of such persons.

1.2.2. Technical Experience

Detail no fewer than three (3) example projects (1 page maximum for each example) that best illustrate the team's ability to provide the requested services. Explain how these projects are similar to this request and similar to Dripping Springs's size and provenance, and what the anticipated differences might be. Provide client reference names and telephone numbers.

1.2.3. Scope of Services

1.2.3.1. Statement of understanding

1.2.3.2. Methodology to complete tasks

1.2.3.3. Work Schedule/Proposed timeline

1.2.4. Organization profile and qualifications

1.2.5. Qualifications of key personnel

1.3. Proposal Submittal. Proposals must be submitted at the specified location no later than the date and time specified herein, and if required presented in two parts: a Technical Proposal (eight (8) printed originals and one electronic copy). The proposal packages shall be sealed in separate envelopes (may be same box) and identified as follows:

Technical Proposal (as applicable)

Title: Comprehensive Plan 2045

Address: City of Dripping Springs

Attn: Howard Koontz, Planning Director

511 Mercer Street or P.O. Box 384

Dripping Springs, Texas 78620

Submittal Date and Time: December 3, 2021 @ 2:00 p.m. CST

2.1. Evaluation Criteria and Process

2.1.1. Administrative Review of Proposals

All proposals received will be reviewed to ensure that all administrative requirements of the RFQ package have been met by the Offerors. Proposals failing to meet these requirements or to include all the required statements and affirmations may be automatically rejected as not being responsive. All technical proposals that meet the administrative requirements will then be forwarded to the technical evaluation team members for further evaluation.

2.1.2. Evaluation Committee

The Evaluation Committee will review all proposals received and determine a ranking. Additionally, the Committee may, in its sole discretion and in the course of its evaluation, request additional information in writing, hold additional in-person or teleconference interviews, arrange a site visit, or request presentations/demonstrations with one or more selected Offerors.

2.1.3. Evaluation of Qualifications

The criteria for evaluating the qualifications and selecting a consultant will include but not be limited to:

2.1.3.1 The responsiveness of the offeror, and completeness and compliance with the terms of this RFQ.

2.1.3.2 The firm's specific approach to the project. Although the City has identified the general nature of services required, the consultant is encouraged to provide an innovative approach and methodology to provide the requested services.

2.1.3.3 Capabilities and previous experience in comparable projects of this type, and the specialized experience and technical competence of the consultant to adequately engage the public.

2.1.3.4 Past record of performance on contracts with other governmental agencies, including such factors as quality of work, letters of recommendation from past clients, and ability to meet established schedules.

2.1.3.5 Capacity of the personnel to perform the work in a timely manner.

2.1.3.6 Qualifications of individuals who will have direct involvement in tasks on this project.

2.1.4 Consultants may contract with sub-consultants on the Plan, but a lead consultant must be identified and must take responsibility of all the deliverables. The City reserves the right to request substitution of firms. A response to this RFQ should not be deemed to be construed as

a contract or an indication of a commitment of any kind on the part of the City of Dripping Springs. Upon review of the responses to this RFQ, City staff may prepare a short list of consultants to interview. A firm will be selected for recommendation to the City Council for the purpose of negotiating contract terms, including a fair and reasonable price. Additional copies of the response to this RFQ may be required for presentation to the City Council. If a satisfactory contract cannot be negotiated with that firm, the City shall formally end negotiations with that firm and select the next most favored provider and attempt to negotiate with that firm.

The City reserves the right to request additional information from individual consultants submitting responses. All responses are considered public records; each page deemed proprietary and confidential must be marked as such, but the final interpretation of public information will rest with the Attorney General. The City reserves the right to reject any or all responses and the right, in its sole discretion, to accept the responses it considers most favorable to the City's interest. The City further reserves the right to reject all responses and seek new responses when such procedure is deemed reasonable and in its best interest.

2.2. Award of Task Order(s)

No guarantee is made by the City that any action or task order will be issued as a function of this RFQ and its responses, if any. Award of task order(s)/contract(s) shall be made to, and negotiated with, the responsible Offeror(s) whose Proposal is determined to be the most advantageous for the City, considering all of the evaluation factors set forth in this RFQ. The City of Dripping Springs reserves the right to reject any and all Proposals submitted in response to this RFQ.

2.2.1 RFQ Timeline (subject to change):

- Questions due by: 2 p.m. CST November 19, 2021
- Proposals due by: 2 p.m. CST December 3, 2021
- Proposal review: December 2021-January 2022
- Interviews conducted (if any): January 2022

Contract(s)/task order(s) discussion and approval by the Mayor and City Council is expected in January/February 2022.

2.3 Method of Compensation

Upon selection, the consultant will provide the necessary information for a task order to the City. The task order with the consultant is to be for a not-to-exceed amount for Comprehensive Plan services, as described herein, with reimbursement upon completion of agreed upon components of work, with a fee schedule for the remainder of requested services. The Planning Director and/or the Director's designee will review and approve for payment all invoices submitted by the consultant under the contract.

Qualification Requirements

The Qualification must include the following:

1. The Request for Qualification "Comprehensive Plan Services".

2. An organization chart containing the names, addresses, telephone number, and email addresses of the prime provider, along with all sub provider's key personnel proposed for the team and their contract responsibilities.
3. The name of the prime provider's project manager and key personnel who will work on the contract.
4. Information providing team qualifications and capabilities, and understanding, similar project-related experience.
5. Verification that the proposed team individuals are currently employed by either the prime provider or a sub provider.
6. Name and Contact information for at least three (3) references for similar related projects (including mailing address, email address and telephone number). References may be confirmed.
7. Provide a description of your project approach and management plans relative to the advertised services.
8. Describe ability to meet project time frame proposed by the City.

General Requirements:

A. Independent Consultant

The selected Consultant shall not be an employee or officer of the City. The Consultant will act as an independent contractor and acquire no rights or benefits offered to employees of the City, its departments, or agencies.

B. General Liability Insurance/Professional Liability – See attached “City of Dripping Springs Contractor Insurance Requirements.”

C. Conflict of Interest Affidavit.

Statement of Qualifications Submission Deadline:

- A. Statements of Qualifications must be addressed to Howard Koontz, hkoontz@cityofdrippingsprings.com, and received at the City offices at 511 Mercer St, Dripping Springs TX 78620, Dripping Springs, TX, 78676 or hkoontz@cityofdrippingsprings.com at or before: December 3rd, 2021.

STATEMENTS OF QUALIFICATIONS RECEIVED AFTER 2:00 PM WILL BE PLACED IN THE FILE UNOPENED AND WILL NOT BE CONSIDERED. NO EXCEPTIONS.

- B. Statements of qualifications must be submitted in a sealed envelope clearly bearing the name of the Applicant and address and bearing the words: “Comprehensive Plan Services”.

- C. One (1) Original and eight (8) copies and one (1) electronic copy (in PDF format) on CD or flash drive, of the Statement of Qualifications are required.
- D. Applicants are encouraged to verify that the City of Dripping Springs agency contact, the Planning Director, has received Qualifications. Any Qualifications received after the deadline will not be accepted.

Award:

1. The City reserves the right to reject any or all Applicants.
2. After evaluations are complete, the City will rank the Applicants by total score, with the highest total score reflecting the best and most qualified Applicant. The City will enter into negotiations for compensation and other relevant issues with the Applicant deemed the best and most qualified.
3. In the event the City is unable to negotiate a mutually acceptable contract with the selected Applicant, it reserves the right to terminate negotiations with the first choice and enter into negotiations with the following choice, and so on until the City enters into a Contract with a qualified firm.

Written Agreement:

The chosen Consultant will be required to negotiate a written agreement with the City.

Omissions:

Should this solicitation fail to contain sufficient information in order for interested Applicants to obtain a clear understanding of the services required by the City, or should it appear that the instructions outlined in the solicitation are not clear or are contradictory, any interested Applicant may in writing request clarification from the Planning Director no later than 2 p.m. November 19, 2021. The interested Applicant shall email a copy of the written clarification request to the Planning Director, Howard Koontz at hkoontz@cityofdrippingsprings.com. Written requests from interested Applicants and written responses by the City will be provided to all Applicants and be provided on the City's website.

Additional Information:

Contact with persons other than the Planning Director as provided herein, may result in the disqualification of the Applicant's submittal. In fairness to all Applicants, the City will not communicate with anyone representing a potential provider of services during the RFQ process, except (1) as contemplated under Omissions hereinabove, (2) meetings and communications required to conduct business not related to the RFQ, and (3) possible personal presentations by Applicants after written submittals have been received and evaluated, if deemed necessary by City.

In addition, the City reserves the right to contact any Applicant for purposes of obtaining clarification of a submission, as deemed necessary after responses have been opened and also as contemplated above.

Cost of Developing Statements of Qualifications:

All costs related to the preparation of the statement of qualifications and any related activities are the sole responsibility of the Applicants. The City assumes no liability for any costs incurred by the Applicants throughout the entire selection process.

Document Ownerships:

All submittals, including attachments and supplementary materials shall become, upon submission, property of the City of Dripping Springs and will not be returned to the submitting Applicant.

Attachments:

- Attachment “A”: City of Dripping Springs Contractor Insurance Requirements
- Attachment “B”: Response Form
- Attachment “C”: Draft Professional Services Agreement

ATTACHMENT “A”
CITY OF DRIPPING SPRINGS PLANNING FIRM INSURANCE REQUIREMENTS

Planning Firm providing goods, materials and services for the City of Dripping Springs shall, during the term of the contract with the City of Dripping Springs or any renewal or extension thereof, provide and maintain the types and amounts of insurance set forth herein. All insurance and certificate(s) of insurance shall contain the following provisions:

1. Name the City of Dripping Springs as additional named insured as to all applicable coverage.
2. Provide for at least ten (10) days prior written notice to the City of Dripping Springs for cancellation, non-renewal, or material change of the insurance.
3. Provide for a waiver of subrogation against the City of Dripping Springs for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance.

Insurance Company Qualification: All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least “A” by AM Best or other equivalent rating service.

Certificate of Insurance: Certificates of insurance evidencing all of the required insurance coverages shall be submitted with the Planning Firm’s submission. Copies of any modifications, amendments, renewals, or terminations of any coverage shall be promptly submitted to the City. If the contract is renewed or extended by the City of Dripping Springs, certificates of insurance evidencing all of the required insurance coverages shall also be provided to the City of Dripping Springs prior to the date the contract is renewed or extended.

Type of Contract Type and Amount of Insurance

- Statutory Workers Compensation insurance as required by state law.
- Commercial General Liability minimum limits of \$500,000 per occurrence for bodily injury, personal injury, and property damage.
- Automobile Liability with a minimum of \$500,000 Dollars combined single limit.

Professional Services Professional Liability Insurance with a minimum of \$1 Million Dollars per occurrence and \$1 Million Dollars aggregate.

**ATTACHMENT "B"
RESPONSE FORM**

RESPONDER:

Date:

Company:

Signature:

Printed Name:

Title:

Address:

Federal EIN #/SSN #

Authorized Signature _____ Date _____ Signature
indicates bidder accepts the specifications, terms and conditions of this solicitation and that
bidder is not delinquent on any payment due the City nor involved in any lawsuit against the
City.

Print
Name _____ Title _____

REFERENCES:

Each Responder is to provide a minimum of three (3) verifiable business references for which the
Responder has performed work.

Company Name:

Address:

Contact Person:

Telephone:

Brief description of project:

Company Name:

Address:
Contact Person:

Telephone:
Brief description of project:

Company Name:

Address:
Contact Person:

Telephone:

Brief description of project:

Please provide the following information for contract development. Is your firm:

Sole Proprietorship	YES	NO
Partnership	YES	NO
Corporation	YES	NO

If company is a sole proprietorship, list the owner's full legal name:

If company is a partnership, list the partner(s) full legal name(s):

If company is a corporation, list the full legal name as listed on the corporate charter:

ATTACHMENT “C”

DRAFT PROFESSIONAL SERVICES AGREEMENT

This Agreement, made and entered into this, the _____ day of _____ 2021, and between the City of **Dripping Springs**, Texas (hereinafter referred to as the "City") and _____, (hereinafter referred to as "Contractor"), is understood and agreed to be as set forth herein:

1. **Description of Services.** The City and Contractor agree to the following:
 - (a) Contractor shall deliver reports to City Hall via mail, in person, or other electronic means as appropriate.
 - (b) Contractor shall attend meetings of City Council, Planning and Zoning Commission, Development Code Committee, and related committee meetings as needed to provide progress reports and drafts of the comprehensive plan services.
 - (c) Contractor shall conduct business in good faith displaying professionalism and a courteous manner in dealings with the staff, citizens, and customers of the City.
 - (d) Contractor will report to the City Administrator, verbally or in writing, any conflicts between Contractor and any citizen or customer in the course of performing said duties and responsibilities.
 - (e) Contractor shall maintain complete and accurate records of work performed for the City. Contractor shall manage both public and confidential records that Contractor obtains pursuant to this Agreement with the understanding that some records may be subject to state open records laws. Contractor shall comply with the City's public information policies.
 - (f) Performs other related duties as needed.
2. **Scope of Work.** Contractor will provide consulting services related to the Comprehensive Plan and Development Code Services as described in Attachment “A”.
3. **Schedule.** Work shall commence upon execution of this agreement and shall be completed within the schedule noted within the Scope of Services attached. This Agreement shall be in effect for a period of one year unless terminated as provided below or if all work associated with Agreement is completed. Contractor shall start work immediately after the execution of this Agreement.
4. **Payment for Services.** The City will compensate Contractor in accordance with the fee structure contained in Contractor's proposal attached as Attachment "A". Contractor shall invoice City in accordance with Contractor's attached proposal. Invoices will be submitted monthly and payment is due within 30 days of City’s receipt and approval of the invoice.

The total amount of this contract will not exceed _____. Additional services and payment for additional services as relates to Attachment "A" must be approved in writing by the City prior to provision of such services.

- 5. **Relationship of Parties.** It is understood by the parties that Contractor is an independent contractor with respect to the City and not an employee of the City. City will not provide fringe benefits, including health insurance benefits, paid vacation, or any employee benefit, for the benefit of Contractor. The City may contract with other individuals or firms for legal services.
- 6. **Limitations.** During the period the Contractor is covered by this agreement, the Contractor will not be permit ted to perform any services for any agency, developer, contractor, or individual performing work within or for the City, or any project or construction that involves inspection, coordination, approval or in any other manner that involves the City other than that work assigned by an agency of the City.
- 7. **Termination.** Either party may terminate this Agreement with thirty (30) days at any time with written notice to the other party.
- 8. **Injuries/ Insurance.** Contractor acknowledges the contractor's obligation to obtain appropriate insurance coverage as listed in Attachment "B".
- 9. **Indemnification.** Contractor agrees to indemnify and hold City harmless from all claims, losses, expenses, fees, including attorney's fees, costs, and judgments that may be asserted against City that result from acts or omissions of Contractor, Contractor 's employees, if any, and Contractor's agents.
- 10. **Assignment.** Contractor's obligation under this Agreement may not be assigned or transferred to any other person, firm, or corporation without the prior written consent of City accept as provided for, and with the protections, described in Attachment " A".
- 11. **Notice.** All notice required or permitted under this Agreement shall be in writing and shall be delivered either in person or deposited in the United States mail, postage prepaid, addressed as follows:

For the City:
 City of Dripping Springs
 Attn: City Administrator
 P.O. Box 384
 Dripping Springs, TX 78620
 (512) 858-4725

For the Contractor:

Either party may change such address from time to time by providing written notice to the other in the manner set forth above. Notice is deemed to have been received three (3) days after deposit in U.S. mail.

12. Mandatory Disclosures. Texas law requires that vendors make certain disclosures. Prior to the effective date of this Contract, the Contractor has submitted to the City a copy of the Conflict of Interest Questionnaire form (CIQ Form) approved by the Texas Ethics Commission (Texas Local Government Code Chapter 176) and, by signing this Agreement, the Contractor affirms compliance with the Prohibition on Contracts with Companies Boycotting Israel (Texas Government Code Chapter 2270). The Contractor must also fill out Form 1295, as required by the Texas Ethics Commission, and submit it to the City. The form may be found here: <https://www.ethics.state.tx.us/whatsnew/elfinfoform1295.htm>

13. Severability. If any provision of this Agreement shall be held to be invalid or unenforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

14. Waiver of Contractual Right. The failure of any party to enforce any provision of this Agreement shall not be construed as a waiver of that party's right to subsequently enforce and compel strict compliance with every provision of the Agreement.

15. Applicable Law: The laws of the State of Texas shall govern this Agreement.

16. Venue: The venue for any and all legal disputes arising under this Agreement shall be Hays County, Texas.

17. Entire Agreement. This Agreement contains the entire Agreement of the parties and there are no other promises or conditions in any other Agreement whether oral or written. This Agreement supersedes any prior written agreements between the parties. If there is any conflict between this Agreement and any Attachment, this Agreement controls.

THE CITY:
City of Dripping Springs

CONTRACTOR:

Michelle Fischer
City Administrator

Date

Date

ATTEST:

Andrea Cunningham
City Secretary

Attachment "A"

Proposal