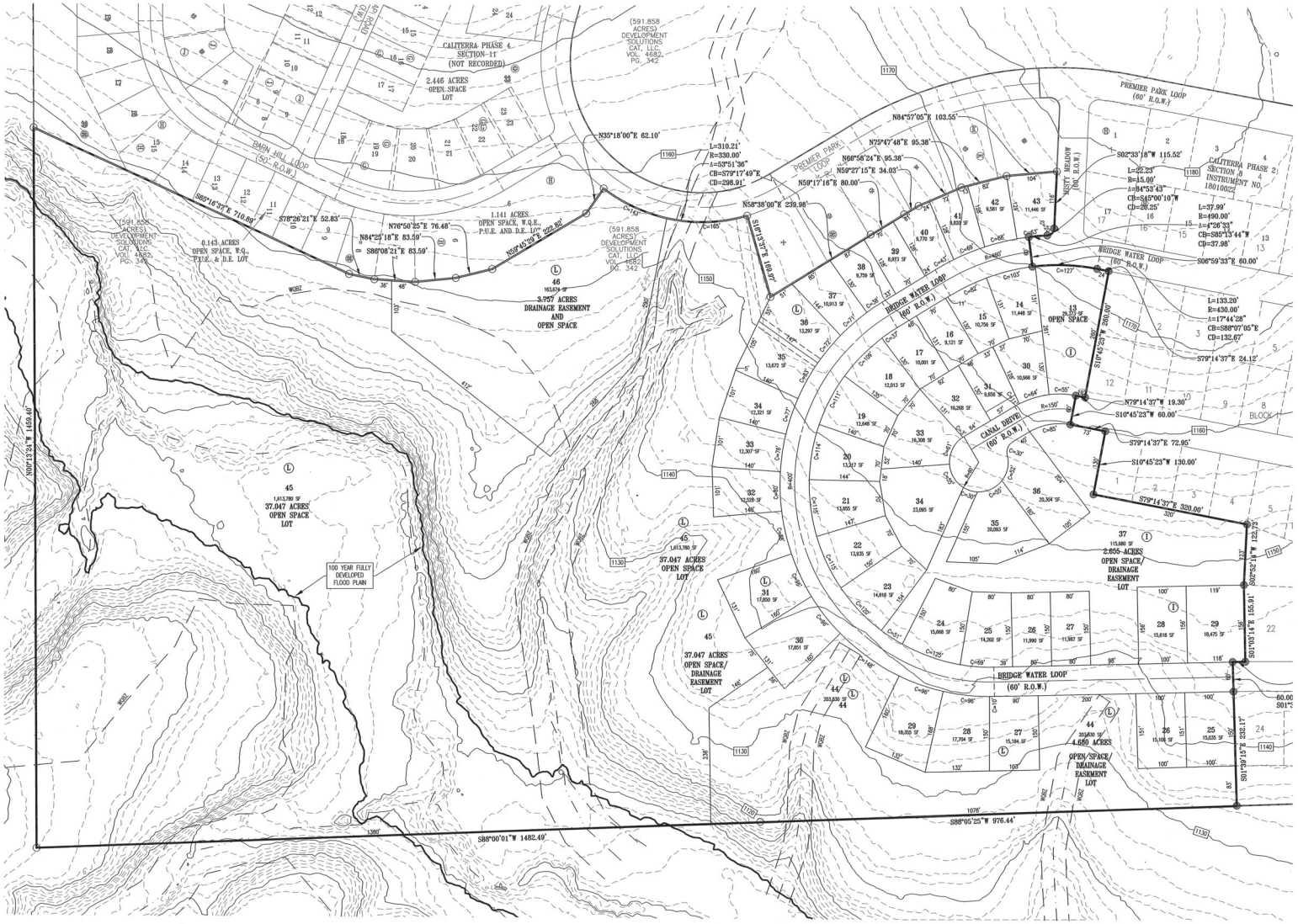
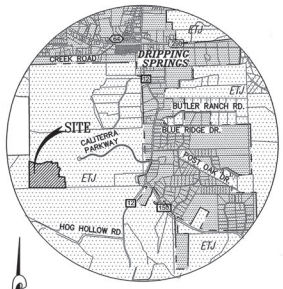
CALITERRA PHASE 4 SECTION 12

PRELIMINARY PLAT





VICINITY MAP
(N.T.S.)

SCALE: 1" = 100'

LEGEND

17	LOT NUMBER
(A)	BLOCK NUMBER
	PROPERTY LINE
	EASEMENT LINE
	FEMA 100 YEAR FLOODPLAIN
	DEVELOPED 100 YEAR FLOODPLAIN
	PHASE LINE
	STREAM CENTERLINE
	WATER QUALITY BUFFER ZONE

ORIGINAL SUBMITTAL DATE:
TOTAL ACREAGE: 64.964 ACRES
FEMA MAP NO: 48209C-0115F,
DATED SEPTEMBER 2, 2005

TOTAL NO. OF LOTS: 47
NO. OF BLOCKS: 2
NO. OF SINGLE FAMILY RESIDENTIAL LOTS: 42
NO. OF OPEN SPACE LOTS: 3
NO. OF DRAINAGE EASEMENTS AND OPEN SPACES: 2

OWNER: DEVELOPMENT SOLUTIONS CAT, LLC.
901 IDS CENTER
80 SOUTH 8TH STREET
MINNEAPOLIS, MINNESOTA 55402

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TX 78749
PHONE: 512-280-5160
FAX: 512-280-5165

LINEAR FOOTAGE OF RIGHT-OF-WAY

BRIDGE WATER LOOP	(LOCAL STREET)	60' R.O.W.	1,857'	2.558 AC.
CANAL DRIVE	(LOCAL STREET)	60' R.O.W.	259'	0.358 AC.
TOTALS			2,116'	2.916 AC.

SUB 2020-0030

DESIGNED BY: BRP
DRAFTED BY: JSL

DATE	REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 12129 RR 620 N., Ste. 600 Austin, Texas 78750 www.cbdeng.com

SHEET NAME: PRELIMINARY PLAT 100 SCALE
JOB NAME: CALITERRA PHASE 4 SECTION 12
PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRETT R. PASQUARELLA
84768
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
F3791
11/30/2020

DATE: November 2020
JOB NUMBER: 5183
SHEET 1 OF 3

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CALITERRA PHASE 4 SECTION 12

PRELIMINARY PLAT

FIELD NOTES

BEING ALL OF THAT CERTAIN 64.964 ACRE TRACT OR PARCEL OF LAND OUT OF THE PHILIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415, SITUATED IN HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 591.858 ACRE TRACT OF LAND CONVEYED TO DEVELOPMENT SOLUTIONS CAT, LLC. IN VOLUME 4882, PAGE 342 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), SAID 64.964 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½" iron rod found, being the southwestern corner of said 591.858 acre tract, same being a point on a northern boundary line of a called 538.20 acre tract of land conveyed to Carole I. Smith as Trustee of the 1991 Perry Family Trust in Volume 1140, Page 278 (O.P.R.H.C.TX.), and being also a southeastern corner of a called 274.70 acre tract of land conveyed to Janice H. Campbell in Volume 855, Page 252 (O.P.R.H.C.TX.), for the southwestern corner and the **POINT OF BEGINNING** of the herein described tract,

THENCE, with the common boundary line of said 591.858 acre tract and said 274.70 acre tract, N00°13'24"W, a distance of 1459.40 feet to a capped ½" iron rod set stamped "CBD SETSTONE", being a point on a western boundary line of said 591.858 acre tract and being also a point on an eastern boundary line of said 274.70 acre tract, for the northwestern corner of the herein described tract,

THENCE, crossing said 591.858 acre tract, the following fifteen (15) courses and distances, numbered 1 through 15,

1. S65°16'23"E, a distance of 710.89 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
2. S78°26'21"E, a distance of 52.83 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
3. S86°08'21"E, a distance of 83.59 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
4. N84°25'18"E, a distance of 83.59 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
5. N76°50'25"E, a distance of 76.48 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
6. N59°45'29"E, a distance of 222.82 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
7. N35°18'00"E, a distance of 62.10 feet to a capped ½" iron rod set stamped "CBD SETSTONE", at a point of curvature, for a curve to the left,
8. with said curve to the left, having a radius of 330.00 feet, an arc length of 310.21 feet, and whose chord bears S79°17'49"E, a distance of 298.91 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
9. S16°13'37"E, a distance of 169.97 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
10. N58°38'00"E, a distance of 239.98 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
11. N59°17'16"E, a distance of 80.00 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
12. N59°27'15"E, a distance of 34.08 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
13. N66°58'24"E, a distance of 95.38 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
14. N75°47'48"E, a distance of 95.38 feet to a capped ½" iron rod set stamped "CBD SETSTONE", and
15. N84°57'05"E, a distance of 103.55 feet to a capped ½" iron rod set stamped "CBD SETSTONE", being a point on a western right-of-way line of Misty Meadow (60' R.O.W.), a right-of-way dedicated in Caliterra Phase Two Section Eight, a subdivision recorded in Instrument Number 18010022 (O.P.R.H.C.TX.),

THENCE, with the common boundary line of said 591.858 acre tract and said Caliterra Phase Two Section Eight, the following seventeen (17) courses and distances, numbered 1 through 17,

1. S02°39'18"W, a distance of 115.52 feet to a ½" iron rod found, at a point of curvature, for a curve to the right,
2. with said curve to the right, having a radius of 15.00 feet, an arc length of 22.23 feet, and whose chord bears S45°00'10"W, a distance of 20.25 feet to a ½" iron rod found, at a point of curvature, for a curve to the left,
3. with said curve to the left, having a radius of 490.00 feet, an arc length of 37.99 feet, and whose chord bears S85°13'44"W, a distance of 37.98 feet to a ½" iron rod found,
4. S06°59'33"E, a distance of 60.00 feet to a ½" iron rod found, at a point of curvature, for a curve to the right,

64.964 ACRES
PHILIP A. SMITH SURVEY NUMBER 26
ABSTRACT NUMBER 415
HAYS COUNTY, TX

5. with said curve to the right, having a radius of 430.00 feet, an arc length of 133.20 feet, and whose chord bears S88°07'05"E, a distance of 132.67 feet to a ½" iron rod found,
6. S79°14'37"E, a distance of 24.12 feet to a ½" iron rod found,
7. S10°45'23"W, a distance of 260.00 feet to a ½" iron rod found,
8. N79°14'37"W, a distance of 19.30 feet to a ½" iron rod found,
9. S10°45'23"W, a distance of 60.00 feet to a ½" iron rod found,
10. S79°14'37"E, a distance of 72.95 feet to a ½" iron rod found,
11. S10°45'23"W, a distance of 130.00 feet to a ½" iron rod found,
12. S79°14'37"E, a distance of 320.00 feet to a ½" iron rod found,
13. S02°52'14"W, a distance of 122.73 feet to a ½" iron rod found,
14. S01°03'14"E, a distance of 155.91 feet to a ½" iron rod found, at a point of curvature, for a curve to the left,
15. with said curve to the left, having a radius of 3030.00 feet, an arc length of 25.79 feet, and whose chord bears S88°42'08"W, a distance of 25.79 feet to a ½" iron rod found,
16. S01°32'30"E, a distance of 60.00 feet to a ½" iron rod found,
17. S01°39'15"E, a distance of 232.17 feet to a ½" iron rod found, being a point on a southern boundary line of said 591.858 acre tract, same being a southwestern corner of Lot 15, Block L of said Caliterra Phase Two Section Eight, and being also a point on a northern boundary line of said 538.20 acre tract, for the southeastern corner of the herein described tract,

THENCE, with the common boundary line of said 591.858 acre tract and said 538.20 acre tract, the following two (2) courses and distances, numbered 1 and 2,

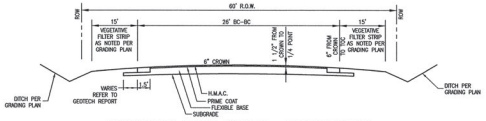
1. S88°05'25"W, a distance of 976.44 feet to a ¾" iron rod found, and
2. S88°00'01"W, a distance of 1482.49 feet to the **POINT OF BEGINNING** and containing 64.964 acres of land.

Surveyed by: _____ 02SEP2020

Aaron Thomason, R.P.L.S. NO. 6214
Carlson, Brigance and Doering, Inc.
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160 Fax: 512-280-5165
aaron@cbdeng.com

STATE OF TEXAS REGISTERED AARON V. THOMASON 6214 PROFESSIONAL LAND SURVEYOR

BEARING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204)



DESIGN FOR LOCAL STREET – RIBBON CURB
N.T.S.

SUB 2020-0030

DESIGNED BY: BRP	DRAFTED BY: JSL

REVISION	DATE

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr.
Austin, Texas 78749
Phone No. (512) 280-5160
Austin Office
12129 Rockhouse Cove, Ste. 600
Austin, Texas 78750
www.cbdeng.com

SHEET NAME: PRELIMINARY PLAT NOTE AND DETAIL (1 OF 2)
JOB NAME: CALITERRA PHASE 4 SECTION 12
PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

11-30-2020
STATE OF TEXAS
BRETT R. PASQUARELLA
84769
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
F3791

DATE: November 2020
JOB NUMBER: 5183
SHEET 2 OF 3

FILE PATH: J:\ACD\5183\dwg\5183-PRELIMINARY PLAT.dwg - Nov 24, 2020 - 12:6pm

CALITERRA PHASE 4 SECTION 12

PRELIMINARY PLAT

ANALYSIS POINT FLOW RATE COMPARISONS

ANALYSIS POINT A

	FLOW RATE (CFS)	
	EXISTING	DEVELOPED
2 YEAR	19.8	10.1
10 YEAR	40.3	20.7
25 YEAR	52.0	38.7
100 YEAR	71.4	68.1

ANALYSIS POINT B

	FLOW RATE (CFS)	
	EXISTING	DEVELOPED
2 YEAR	12.7	7.2
10 YEAR	26.0	12.8
25 YEAR	33.7	21.7
100 YEAR	46.2	44.9

ANALYSIS POINT C

	FLOW RATE (CFS)	
	EXISTING	DEVELOPED
2 YEAR	14.9	9.1
10 YEAR	30.6	17.9
25 YEAR	39.5	22.9
100 YEAR	54.3	31.2

BLOCK	LOT	SQ.FT.	ACRES
I	13	29,373	0.67
I	14	11,448	0.26
I	15	10,756	0.25
I	16	9,121	0.21
I	17	10,001	0.23
I	18	12,013	0.28
I	19	12,648	0.29
I	20	13,217	0.30
I	21	13,655	0.31
I	22	13,935	0.32
I	23	14,616	0.34
I	24	15,668	0.36
I	25	14,202	0.33
I	26	11,990	0.28
I	27	11,987	0.28
I	28	15,618	0.36
I	29	18,475	0.42
I	30	10,966	0.25
I	31	9,956	0.23
I	32	10,268	0.24
I	33	16,307	0.37
I	34	23,095	0.53
I	35	20,093	0.46
I	36	20,304	0.47
I	37	115,680	2.66
TOTALS		465,392	10.68

BLOCK	LOT	SQ.FT.	ACRES
L	25	15,034	0.35
L	26	16,106	0.37
L	27	15,184	0.35
L	28	17,704	0.41
L	29	18,355	0.42
L	30	17,851	0.41
L	31	17,850	0.41
L	32	12,528	0.29
L	33	12,307	0.28
L	34	12,321	0.28
L	35	13,672	0.31
L	36	13,297	0.31
L	37	10,913	0.25
L	38	9,759	0.22
L	39	8,973	0.21
L	40	9,770	0.22
L	41	9,820	0.23
L	42	9,581	0.22
L	43	11,446	0.26
L	44	203,830	4.68
L	45	1,613,780	37.05
L	46	163,674	3.76
TOTALS		2,233,755	51.28

BLOCK I		
	SQ.FT.	ACRES
SINGLE FAMILY LOTS = 23	320,339	7.354
OPEN SPACE LOTS = 2	145,053	3.330

BLOCK L		
	SQ.FT.	ACRES
SINGLE FAMILY LOTS = 19	252,471	5.796
OPEN SPACE AND DRAINAGE EASEMENT LOTS = 2	367,504	8.437
OPEN SPACE AND GREENBELT LOTS = 1	1,613,780	37.047

STREET RIGHT OF WAY		
	SQ.FT.	ACRES
CANAL DRIVE	22,321	0.512
OPEN SPACE LOTS = 2	111,481	2.559

GENERAL NOTES:

1. THIS PROJECT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF DRIPPING SPRINGS.
2. NO PORTION OF THIS PROJECT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS PROJECT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER ZONE.
4. THIS PROJECT 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. MINIMUM FRONT SETBACK SHALL BE 20'.
12. MINIMUM REAR SETBACK SHALL BE 20'.
13. MINIMUM SIDE AND INTERIOR SIDE YARD SETBACKS SHALL BE 5'.
14. MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 10'.
15. UTILITY EASEMENTS OF 15 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED R.O.W..
16. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS.
17. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
18. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED COMMUNITY WATER SYSTEM.
19. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED ORGANIZED WASTE WATER SYSTEM.
20. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL OF HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
21. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
22. DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS AND TCEQ WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ) OPTIONAL ENHANCED MEASURES FOR THE PROTECTION OF WATER QUALITY IN THE EDWARDS AQUIFER (REVISED) OR AS PERMITTED BY THE TCEQ.
23. 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.
24. 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.
25. WATER QUALITY EASEMENT DEPICTED HEREON PROVIDE ACCESS TO HAYS COUNTY DEVELOPMENT DISTRICT NO. AND ASSIGNS, FOR INSPECTION AND MAINTENANCE OF WATER QUALITY BEST MANAGEMENT PRACTICES (BMP'S) PERMITTED UNDER TCEQ
26. HAYS COUNTY DEVELOPMENT DISTRICT NO. 1 WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER UTILITIES AND PONDS.
27. ALL ROADWAYS IN THIS DEVELOPMENT ARE TO BE DEDICATED TO THE PUBLIC AND MAINTAINED BY HAYS COUNTY.
28. ALL DRIVEWAYS SHALL HAVE ADEQUATE FRONTAGE TO ALLOW FOR COMPLIANCE WITH HAYS COUNTY DRIVEWAY SPACING REQUIREMENTS.
29. THIS DEVELOPMENT IS SUBJECT TO THE DEVELOPMENT AGREEMENT: CALITERRA SUBDIVISION DATED JANUARY 14, 2014 BETWEEN THE CITY OF DRIPPINGS SPRINGS AND DEVELOPMENT SOLUTIONS CAT, LLC RECORDED IN 14021130 BOOK OPR VOLUME 4978 PAGE 215.
30. THE INTENT OF THIS PROJECT IS TO COMPLY WITH THE CITY OF DRIPPING SPRINGS LIGHTING ORDINANCE.

Phase	Section	No. of Lots(5)	L.U.E. Use (4)	Lot Impervious Cover (ft^2) (1)(2)	Street and Sidewalk Impervious Cover (ft^2)	Water Quality Wet Ponds and Access Drives (ft^2)	Parks and Trails (ft^2)(3)	Lift Station and Access Drives (ft^2)	Amenity Centers (ft^2)	Other (ft^2)	Total Impervious Cover (ft^2)	Total Impervious Cover (acre)	Total Area (acre)	Average Lot Size (sf)	Open Space Parkland (acres)
1	1	61	SF	204,000	206,656	24,051	0	4,808	100,441	0	515,904	11.8	64.1	13,800	45.67
1	2	23	SF	98,500	44,961	0	0	0	0	0	143,461	3.3	14.2	15,500	3.36
1	3	23	SF	101,500	42,511	0	0	0	0	0	144,011	3.3	14.1	16,700	1.44
1	4	18	SF	90,000	107,532	0	0	0	0	0	197,532	4.5	62.5	18,500	45.82
1	5	NA	ROW	0	75,934	0	0	0	0	0	75,934	1.7	5.1	0	38.70
1	WC	1	Comm	42,553	0	0	4,373	0	0	0	46,926	1.1	6.6	0	0.00
1	AMENITY	1	Comm	61,798	0	0	0	0	0	0	61,798	1.4	7.2	0	0.00
2	7	116	SF	379,000	274,577	0	0	0	0	0	653,577	15.0	56.7	11,500	15.73
2	8	89	SF	359,000	217,855	0	0	0	0	0	576,855	13.2	61.7	14,000	19.04
3	9	82	SF	228,960	165,964	0	0	0	0	0	394,924	9.1	31.8	9,175	7.21
4	11	103	SF	286,500	205,255	103,588	0	0	0	0	491,755	11.3	37.9	9,394	8.17
4	12	42	SF	178,596	54,886	0	0	0	0	0	233,842	5.4	65.2	11,000	45.04
Future Residental		85	SF	427,595	407,880	359,759	513,883	11,871	36,480	0	1,397,709	32.1	211.6	15,000	75
Future Commericial		unknown	Comm	713,513	0	0	0	0	0	0	713,513	16.4	23.5	0	0
Total		644		3,171,515	1,804,011	487,398	518,256	16,678	136,921	0	5,647,741	129.6	662.2	13,500	305
											Total Projected Impervious Cover Percentage		19.6%		

(1) Impervious cover for lots based upon the TCEQ's RG - 348A assumptions as illustrated in the engineering report
(2) Welcome Center (WC) Lot impervious cover includes proposed buildings, parking lots, all trails and all sidewalks associated with the Welcome Center Plans
(3) Welcome Center (WC) Parks and Trails includes all impervious cover associated with treehouse park
(4) L.U.E. Use: SF - Single Family / Comm - Commercial
(5) Single Family Lots - 600 (Per the DA)

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 DRIPPINGS 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: [signature] 12-2-2020
BRETT R. PASQUARELLA, P.E., No. 84769 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749

STATE OF TEXAS ★ BRETT R. PASQUARELLA 84769 LICENSED PROFESSIONAL ENGINEER

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: [signature] 02 DEC 2020
AARON V. THOMASON, R.P.L.S. NO. 6214 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

STATE OF TEXAS REGISTERED AARON V. THOMASON 6214 PROFESSIONAL LAND SURVEYOR

OWNER:______________________
DEVELOPMENT SOLUTIONS CAT, LLC DATE

PLANNING:______________________
PLANNING DEPARTMENT CHAIR DATE
CITY OF DRIPPING SPRINGS

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

THIS PLAT, CALITERRA PRELIMINARY PLAN PHASE 4 SECTION 12 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE ____ DAY OF ______________2020.

BY

____
MAYOR OR MAYOR PRO TEM,

ATTEST

____
ANDREA CUNNINGHAM, CITY SECRETARY

SUB 2020-0030

DESIGNED BY: BRP	DRAFTED BY: JSL

REVISION	DATE

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 12129 RR 620 N., Ste. 600 Austin, Texas 78750 www.cbdeng.com

SHEET NAME: PRELIMINARY PLAT NOTE AND DETAILS (2 OF 2)
JOB NAME: CALITERRA PHASE 4 SECTION 12
PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS ★ BRETT R. PASQUARELLA 84769 LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC. ID# F3791

DATE: November 2020
JOB NUMBER: 5183
SHEET 3 OF 3

FILE PATH: J:\AC3D\5183\dwg\5183-PRELIMINARY PLAT.dwg - Dec 02, 2020 - 8:08am