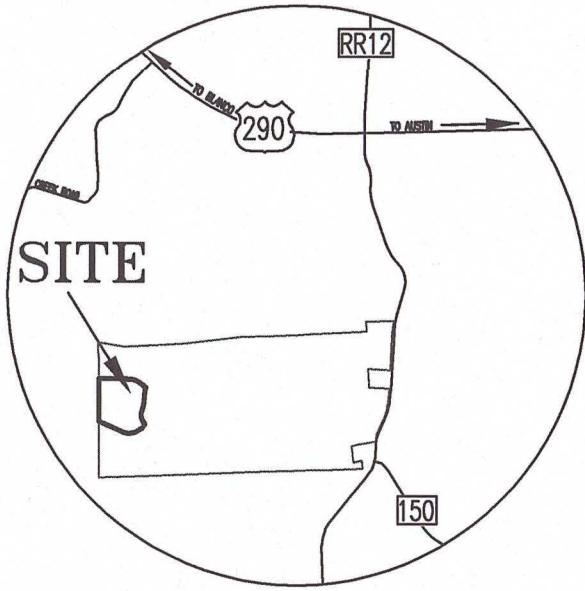


CALITERRA PHASE FOUR SECTION ELEVEN

Attachment 2



VICINITY MAP
(N.T.S.)

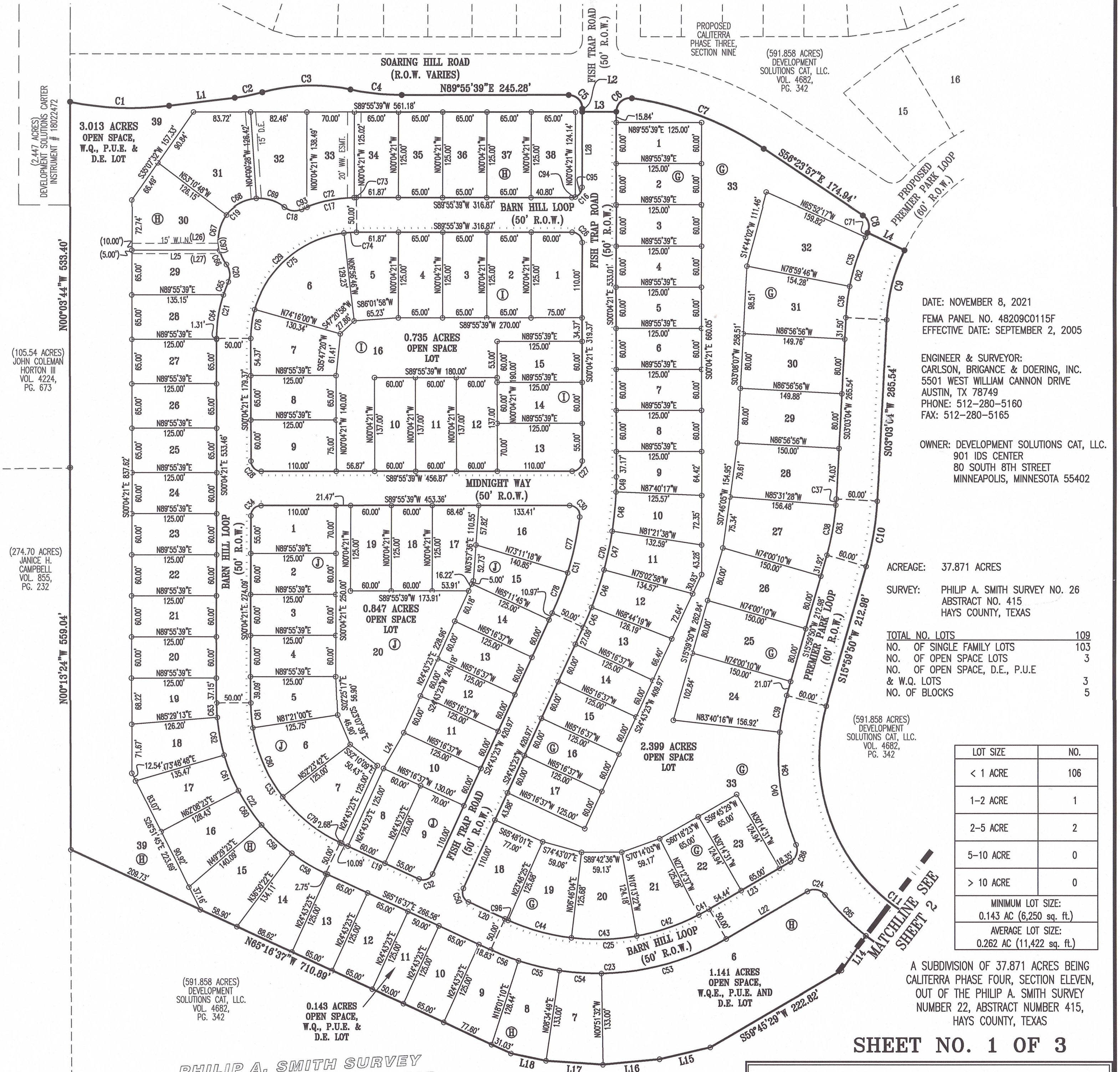
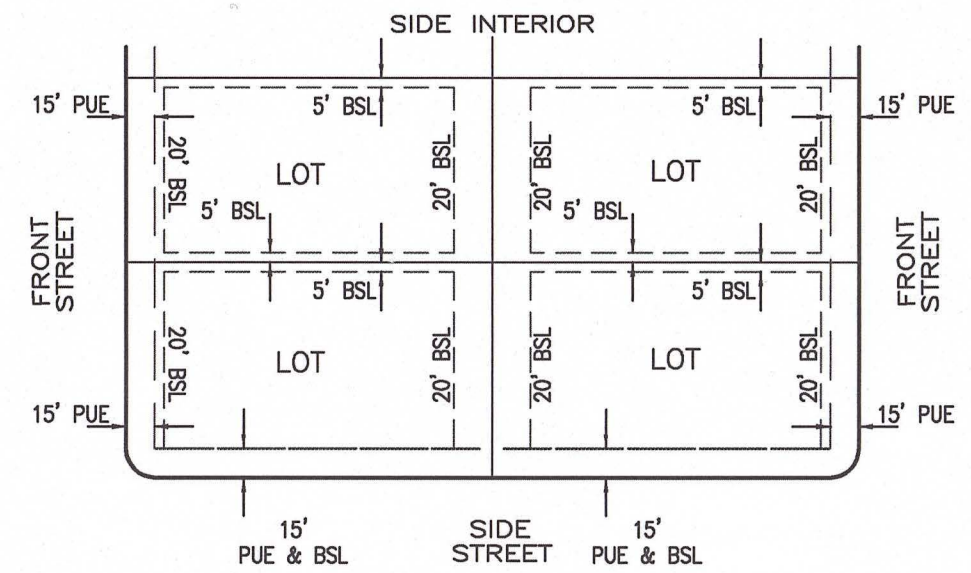
SCALE 1" = 100'

- 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
 - (XX.XX') 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: NOVEMBER 8, 2021
FEMA PANEL NO. 48209C0115F
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

(591.858 ACRES)
DEVELOPMENT
SOLUTIONS CAT, LLC.
VOL. 4682,
PG. 342

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



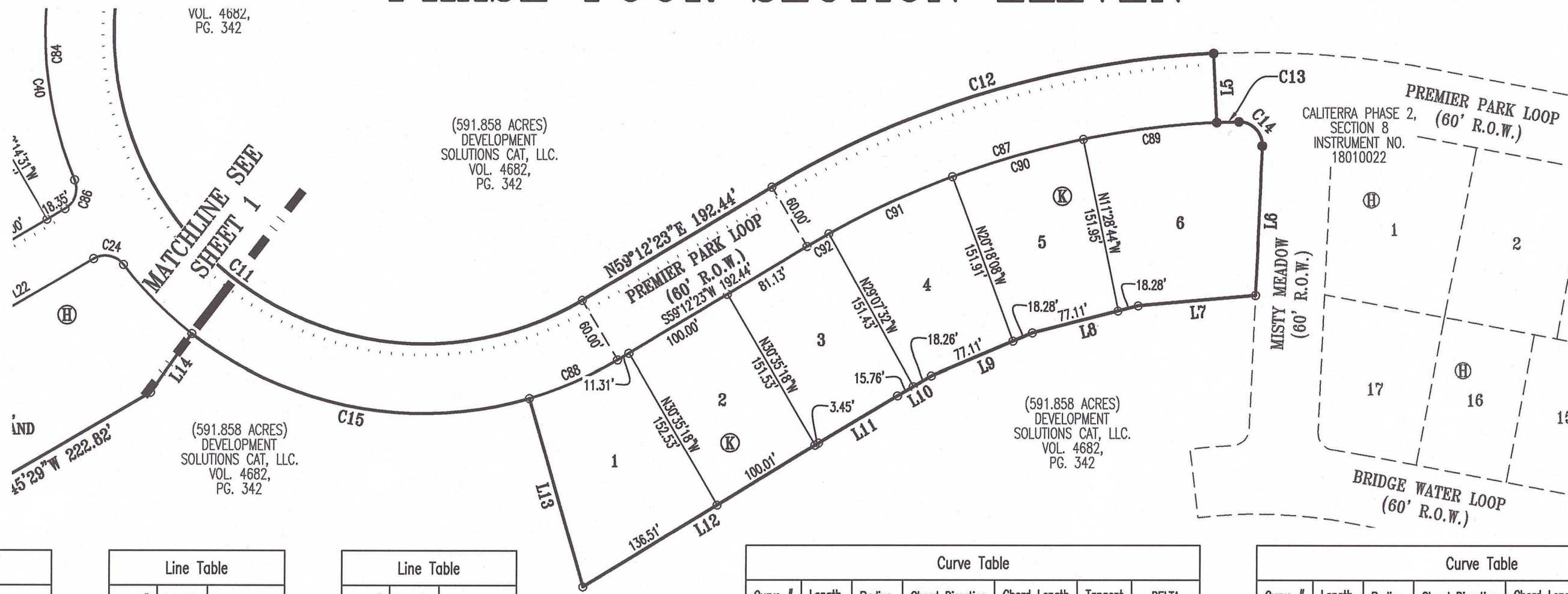
Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

Surveying
Austin, Texas 78749
Fax No. (512) 280-5165

CALITERRA
PHASE FOUR SECTION ELEVEN



Line Table		
Line #	Length	Direction
L1	97.38	N83°00'03"E
L2	4.60	S00°04'21"E
L3	50.00	N89°55'39"E
L4	60.00	S64°36'44"E
L5	60.00	S02°43'05"E
L6	129.82	S02°33'18"W
L7	103.55	S84°57'05"W
L8	95.38	S75°47'48"W
L9	95.38	S66°58'24"W

Line Table		
Line #	Length	Direction
L10	34.03	S59°27'15"W
L11	80.00	S59°17'16"W
L12	239.98	S58°38'00"W
L13	169.97	N16°13'37"W
L14	62.10	S35°18'00"W
L15	76.48	S78°50'25"W
L16	83.59	S84°25'18"W
L17	83.59	N86°08'21"W
L18	52.83	N78°26'21"W

Line Table		
Line #	Length	Direction
L19	127.77	N65°16'37"W
L20	58.81	N65°16'37"W
L22	137.79	S59°45'29"W
L23	137.79	S59°45'29"W
L24	60.21	S29°29'12"W
L25	129.19	N89°55'39"E
L28	110.40	N00°04'21"W

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

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	146.27	464.00	S87°58'06"E	145.66	73.74	18°03'41"
C2	41.17	270.00	N78°37'58"E	41.13	20.62	8°44'11"
C3	130.75	270.00	N88°08'13"E	129.47	66.68	27°44'43"
C4	76.12	362.01	S84°00'53"E	75.98	38.20	12°02'55"
C5	31.42	20.00	S45°04'21"E	28.28	20.00	90°00'00"
C6	34.28	20.00	N49°01'43"E	30.23	23.09	98°12'08"
C7	208.94	470.00	S69°08'05"E	207.23	106.23	25°28'17"
C8	28.55	20.00	S15°30'20"E	26.19	17.32	81°47'12"
C9	105.26	270.00	S14°13'10"W	104.59	53.31	22°20'12"
C10	97.16	430.00	S09°31'27"W	96.95	48.79	12°56'46"
C11	644.61	270.00	S52°23'53"E	502.06	681.78	136°47'26"
C12	406.71	830.00	N73°14'40"E	402.65	207.52	28°04'31"
C13	19.55	770.00	N88°00'22"E	19.55	9.77	1°27'17"
C14	32.75	20.00	S44°21'04"E	29.21	21.38	93°49'21"
C15	310.21	330.00	N79°17'49"W	298.91	167.64	53°51'36"
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	312.96	275.00	S32°40'29"E	296.34	175.88	65°12'16"
C23	359.74	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 Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C25	311.78	325.00	N87°14'26"E	299.96	169.08	54°57'54"
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°31'42"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	N89°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	330.03	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°16'28"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 TABLE		
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.)
BLOCK 'G'		
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	8,556 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.
BLOCK 'J'		
LOT NO.	ACREAGE	SQ. FT.
1	0.200 ACRES	8,701 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	0.192 ACRES	8,358 SQ. FT.
6	0.229 ACRES	9,995 SQ. FT.
7	0.235 ACRES	10,253 SQ. FT.
8	0.172 ACRES	7,500 SQ. FT.
9	0.200 ACRES	8,701 SQ. FT.
10	0.176 ACRES	7,650 SQ. FT.
11	0.172 ACRES	7,500 SQ. FT.
12	0.172 ACRES	7,500 SQ. FT.
13	0.172 ACRES	7,500 SQ. FT.
14	0.172 ACRES	7,511 SQ. FT.
15	0.198 ACRES	8,606 SQ. FT.
16	0.264 ACRES	11,483 SQ. FT.
17	0.183 ACRES	7,967 SQ. FT.
18	0.172 ACRES	7,500 SQ. FT.
19	0.172 ACRES	7,500 SQ. FT.
20	0.847 ACRES	36,906 SQ. FT.

BLOCK 'H'		
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	3.013 ACRES	131,227 SQ. FT.
BLOCK 'I'		
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.
BLOCK 'K'		
1	0.417 ACRES	18,185 SQ. FT.
2	0.349 ACRES	15,203 SQ. FT.
3	0.352 ACRES	15,328 SQ. FT.
4	0.373 ACRES	16,255 SQ. FT.
5	0.373 ACRES	16,266 SQ. FT.
6	0.487 ACRES	21,235 SQ. FT.

Curve Table						
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	23.56	15.00	S20°16'37"E	21.21	15.00	90°00'00"
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	S88°37'44"E	43.85	21.96	6°42'13"
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	23.44	60.00	S26°03'58"E	23.29	11.87	22°23'03"
C67	54.13	60.00	S10°58'23"W	52.32	29.07	51°41'39"
C68	51.49	60.00	S81°24'22"W	49.93	27.45	49°10'19"
C69	43.57	60.00	N73°12'11"W	42.62	22.80	41°36'35"
C70	227.20	525.00	N12°19'31"E	225.43	115.41	24°47'44"
C71	7.25	330.00	S24°45'30"W	7.25	3.63	1°15'32"
C72	71.65	205.00	S79°02'27"W	71.28	36.19	20°01'29"
C73	3.13	205.00	S89°29'25"W	3.13	1.56	0°52'27"
C74	18.72	155.00	S86°28'01"W	18.71	9.37	6°55'15"
C75	181.99	155.00	S49°22'12"W	171.72	103.12	67°16'23"

CALITERRA PHASE FOUR SECTION ELEVEN

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.

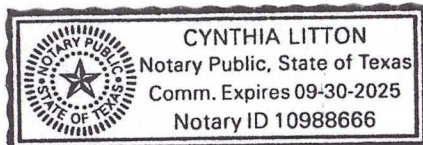
WITNESS MY HAND, THIS THE 8th DAY OF November, 2021 A.D.

BY: Gregory L. Rich
GREGORY L. RICH, MANAGER
DEVELOPMENT SOLUTIONS CAT, LLC

STATE OF TEXAS }
COUNTY OF HAYS }

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Gregory Rich, 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.

Cynthia Litton
NOTARY PUBLIC, STATE OF TEXAS
Cynthia Litton
PRINTED NOTARY NAME
MY COMMISSION EXPIRES: 09-30-2025



CITY OF DRIPPING SPRINGS ADMINISTRATIVE PLAT APPROVAL

THIS PLAT, CALITERRA PHASE FOUR SECTION ELEVEN, HAS BEEN APPROVED BY THE PLANNING & ZONING COMMISSION OF THE 23 DAY OF November, 2021.

J.H. Mays 12/8/21 Andrea Cunningham 12/2/21
PLANNING & ZONING CHAIR DATE CITY SECRETARY DATE



STATE OF TEXAS }
COUNTY OF HAYS }

I, THE UNDERSIGNED, DIRECTOR OF THE 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.

Marcus Pacheco 11-30-2021
MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

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

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY. RAINWATER COLLECTION MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES..

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

Marcus Pacheco 11-30-2021
MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

Eric Van Gaasbeek 11-30-2021
ERIC VAN GAASBEEK, R.S., C.F.M.
HAYS COUNTY FLOODPLAIN MANAGER

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 8th DAY OF December, A.D. 2021, AT 4:13 O'CLOCK P.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NO. 21067339

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 8th DAY OF December, 2021 A.D.

Elaine H. Cardenas By: Gregory L. Rich
ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS



GENERAL NOTES:

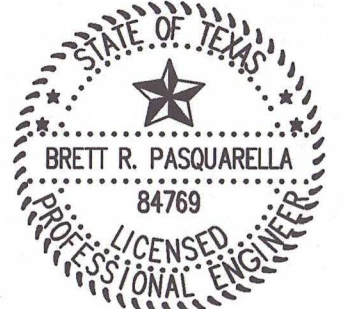
1. THIS FINAL PLAT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF DRIPPING SPRINGS.
2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER ZONE.
4. THIS PLAT 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 15'.
16. UTILITY EASEMENTS OF 15 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED R.O.W.
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).
30. DRIVEWAY CULVERTS FOR LOTS 24-32, BLOCK G, SHALL BE 24" AND DRIVEWAY CULVERTS FOR LOTS 1-6, BLOCK K, SHALL BE 18". ALL DRIVEWAY CULVERTS TO BE NO CLOSER THAN 15 FEET FROM THE PAVEMENT EDGE OF PREMIER PARK LOOP.
31. PEC EASEMENTS OF FIVE (5) FEET SHALL BE LOCATED ALONG EACH SIDE LOT LINE, A/C PADS AND A/C UNITS SHALL BE ALLOWED TO ENCROACH WITHIN THE PEC EASEMENT PER CONSULTATION WITH PEC.

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 11-8-21
BRETT R. PASQUARELLA, P.E., No. 84769
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 08-10-2021
AARON V. THOMASON, R.P.L.S. NO. 6214
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.

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

SHEET NO. 3 OF 3

