

## **CALITERRA** PHASE FOUR SECTION ELEVEN



Length   Length   Direction	Line Table				
L2 4.60 S00°04'21"E L3 50.00 N89°55'39"E L4 60.00 S64'36'41"E L5 60.00 S02'34'05'E L6 129.82 S02'33'18"W L7 103.55 S84'57'05"W	Line #	Length	Direction		
L3 50.00 N89°55'39°1: 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	L1	97.38	N83*00'03*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	L2	4.60	S00"04"21"E		
L5 60.00 S02'43'05"E L6 129.82 S02'33'18"W L7 103.55 S84'57'05"W	L3	50.00	N89*55'39*E		
L6 129.82 S02'33'18'W L7 103.55 S84'57'05'W	L4	60.00	S64"36"44"E		
L7 103.55 S84*57*05*W	L5	60.00	S02*43'05*E		
	L6	129.82	S02'33'18'W		
18 95 38 \$75*47*48*W	L7	103.55	S84*57*05*W		
10 0000 3/3 1/ 10 11	L8	95.38	S75'47'48'W		
L9 95.38 S66'58'24"W	L9	95.38	S66'58'24"W		

AREA WITHIN SUBDIVISION

AREA WITHIN PRIVATE

STREETS

LOT NO.

16

18

26

28

LOT NO.

19

AREA TABLE

AREA OF SINGLE FAMILY 22.715 ACRES (944,636 sq. ft.)

BLOCK 'G

ACREAGE 0.172 ACRE

0.172 ACRES

0.172 ACRES

0.172 ACRES

0.172 ACRES

0.191 ACRES

0.193 ACRES

0.172 ACRES

0.172 ACRES

0.223 ACRES

0,225 ACRES

0.225 ACRES

0.196 ACRES

0.186 ACRES

0.312 ACRES

0.275 ACRES

0.286 ACRES

0.275 ACRES 0.275 ACRES

0.304 ACRES

0.322 ACRES

2.399 ACRES

0.200 ACRES

0.172 ACRES

0.172 ACRES

0.192 ACRES

0.235 ACRES

0.200 ACRES

0.172 ACRES

0.172 ACRES

0.198 ACRES

0.183 ACRES

0.172 ACRES

0.172 ACRES

BLOCK 'J

37.871 ACRES (1,651,418 sq. ft.)

7.315 ACRES (318,645 sq. ft.)

7,500 SQ. FT

7,500 SQ. FT. 7,500 SQ. FT.

7,500 SQ, FT

7,500 SQ. FT

7,500 SQ. FT. 7,500 SQ. FT.

7,500 SQ. FT

8,334 SQ, FT,

8,940 SQ. FT

8.427 SQ. FT

7,838 SQ. FT. 7,500 SQ. FT.

7,500 SQ. FT

7,500 SQ. FT

7,500 SQ. FT

9,730 SQ. FT

9,886 SQ. FT

9.813 SQ, FT,

8,556 SQ. FT. 8,121 SQ. FT.

13,598 SQ, FT

12,000 SQ. FT

12,000 SQ. FT

14,034 SQ. FT.

12,465 SQ. FT. 11,995 SQ. FT.

11.986 SQ, FT

14 459 SO FT

104,515 SQ. FT.

8,701 SQ. FT

7,500 SQ. FT. 7,500 SQ. FT. 7,500 SQ. FT.

8,358 SQ, FT,

9,995 SQ. FT.

10,253 SQ. FT. 7,500 SQ. FT.

8,701 SQ, FT

7,500 SQ. FT. 7,500 SQ. FT.

7,500 SQ. FT. 7,511 SQ. FT.

8,606 SQ, FT,

11,483 SQ. FT

7,967 SQ. FT

7,500 SQ. FT

7,500 SQ, FT

	able					
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	S76'50'25"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		

L19	127.77	N65*16*37*W				
L20	58.81	N65*16'37"W	Ι.			
L22	137.79	S59*45'29*W			Easem Line To	
L23	137.79	S59'45'29'W			Lille II	ubie
			1 1	Line #	Length	Direction
L24	60.21	S29"29"12"W			,	
L25	129.19	N89'55'39"E		(L26)	127.44	S89 55'39"W
L28	110.40	N00'04'21"W		(L27)	130.75	N89"55"39"E

BLOCK 'H' 1.141 ACRES

0.220 ACRES 0.220 ACRES

0.202 ACRES 0.187 ACRES

0.143 ACRES

0.187 ACRES

0.187 ACRES 0.219 ACRES

0.251 ACRES

0.208 ACRES

0.210 ACRES

0.182 ACRES

0.172 ACRES

0.172 ACRES 0.172 ACRES

0.172 ACRES 0.172 ACRES

0.187 ACRES

0.187 ACRES

0.187 ACRES

0.191 ACRES

0.207 ACRES

0.284 ACRES

0.337 ACRES

0.241 ACRES

0.208 ACRES

0.187 ACRES

0.187 ACRES

0.187 ACRES 0.187 ACRES

3.013 ACRE

BLOCK

ACREAGE

0.214 ACRES

0.187 ACRES

0.187 ACRES

0.187 ACRES

0.213 ACRE

0.317 ACRES 0.234 ACRES

0.187 ACRES

0.214 ACRES

0.189 ACRES

0.189 ACRES

0.189 ACRES

0.200 ACRES

0.172 ACRES

0.735 ACRES

0.349 ACRES 0.352 ACRES

0.373 ACRES

0.373 ACRES

0.487 ACRES

BLOCK ' 0.417 ACRES

28

LOT NO.

49,721 SQ. FT.

9,577 SQ. FT. 9,574 SQ. FT.

8,125 SQ. FT

6,250 SQ. FT.

8,125 SQ. FT

8,125 SQ. FT. 9,522 SQ. FT.

10,926 SQ. FT

9,989 SQ. FT 9,049 SQ. FT. 9,159 SQ. FT.

7,926 SQ. FT.

7,500 SQ. FT

7,500 SQ. FT.

7,500 SQ. FT.

7,500 SQ. FT.

7,500 SQ. FT

8,125 SQ. FT. 8,125 SQ. FT.

8,125 SQ. FT.

8,339 SQ. FT

9,017 SQ. FT. 12,361 SQ. FT

14,691 SQ. FT

10,513 SQ. FT

8,125 SQ. FT.

8,125 SQ. FT.

8,125 SQ. FT

8,125 SQ. FT. 8,123 SQ. FT.

131,227 SQ. FT.

SO FT

9,326 SQ. FT

8,125 SQ. FT. 8,125 SQ. FT.

8,125 SQ. FT. 9,282 SQ. FT.

13,804 SQ. FT 10,179 SQ. FT

9,326 SQ. FT

8,220 SQ, FT

8,220 SQ. FT.

8,220 SQ. FT. 8,701 SQ. FT. 7,500 SQ. FT. 7,500 SQ. FT.

32,016 SQ. FT.

18,185 SQ. FT

15.328 SQ. FT

16,255 SQ. FT 16,266 SQ. FT. 21,235 SQ. FT.

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"

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		
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	S68'37'44"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	S61*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*		

	Easement Curve Table							
Curve ∦	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 Table						
Curve #	Length	Radius	Chord Direction	Chord Length	langent	DELTA
C25	311.78	325.00	N87'14'26"E	299.96	169.06	54"57"54"
C26	23.56	15.00	N45*04'21 <b>"W</b>	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	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	330.03	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"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"

Curve Table							
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA	
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"19"	
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	9"20"29"	
C82	128.65	330.00	S14"13'10"W	127.84	65.15	22"20"12"	
C83	83.60	370.00	N09'31'27"E	83.42	41.98	12'56'46"	
C84	223.77	330.00	S03'25'44'E	219.51	116.38	38*51'07*	
C85	84.88	330.00	S44'59'53"E	84.65	42.68	14'44'17"	
C86	28.84	20.00	N18"27"06"E	26.40	17.57	82*36'47*	
C87	377.31	770.00	S73'14'40"W	373.54	192.52	28'04'31"	
C88	83.90	330.00	N66"29"23"E	83.67	42.18	14'34'00"	
C89	117.96	770.00	S82'53'36"W	117.84	59.10	8"46"39"	
C90	118.70	770.00	S74'05'18'W	118.58	59.47	8"49"57"	
C91	118.69	770.00	S65*15'22"W	118.58	59.46	8"49"55"	
C92	21.95	770.00	S60'01'24"W	21.95	10.98	1"38"00"	
C93	8.47	205.00	N67"50"43"E	8.47	4.23	2"21"58"	
C94	5.10	15.00	N80"11"31"E	5.07	2.57	19"28"16"	
C95	18.46	15.00	N35*11'31"E	17.32	10.61	70"31'44"	
C96	5.20	325.00	S65'44'06"E	5.20	2.60	0'54'57"	

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. 2 OF 3



Carlson, Brigance	&	Doering,	Inc
FIRM ID #F3791	٠	REG. # 10024	900

## **CALITERRA** PHASE FOUR SECTION ELEVEN

STATE OF TEXAS } COUNTY OF HAYS }

ELAINE H. CARDENAS COUNTY CLERK HAYS COUNTY, TEXAS

COUNT OF MATS }					
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:	3. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE COMTRIBUTING 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 FILRIM. PANEL NO 48209C 0115F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.				
"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.	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. 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'.				
WITNESS MY HAND, THIS THE DAY OF, 20 A.D.  BY: GREGORY L. RICH, MANAGER DEVELOPMENT SOLUTIONS CAT, LLC	12. MINIMUM REAR SETBACK SHALL BE 20:  13. MINIMUM SEAR SETBACK SHALL BE 20:  14. MINIMUM SIDE YARD SETBACK 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 DESCRIPED 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 SHALL BE DESCRIPED AS COUPLED UNTIL CONNECTED TO A STATE APPROVED COMMUNITY WATER				
STATE OF TEXAS } COUNTY OF HAYS }	SYSTEM. 20. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED ORGANIZED WASTE WATER SYSTEM.				
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	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 RICHT-OF-WAY HAS BEEN ISSUED UNDER AND (B) THE DRIVEWAY SATISFES 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				
PRINTED NOTARY NAME MY COMMISSION EXPIRES:	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,				
CITY OF DRIPPING SPRINGS ADMINISTRATIVE PLAT APPROVAL  THIS PLAT, CALITERRA PHASE FOUR SECTION ELEVEN, HAS BEEN APPROVED BY THE PLANNING & ZONING COMMISSION OF THE DAY OF	5, 10, 25, AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REQUIATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.  27. ALL SIDEMALKS 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				
PLANNING & ZONING CHAIR DATE CITY SECRETARY DATE	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 10". 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				
STATE OF TEXAS } COUNTY OF HAYS }	ALLOWED TO ENCROACH WITHIN THE PEC EASEMENT PER CONSULTATION WITH PEC.				
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.	STATE OF TEXAS: COUNTY OF TRAVIS:				
MARCUS PACHECO, DIRECTOR	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.				
HAYS COUNTY DEVELOPMENT SERVICES	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.				
SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:	ENGINEERING BY:				
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, PROPSPECTIVE OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVALIABILITY. RAINWATER COLLECTION MAY OFFER THE BEST RENEWABLE WATER RESOURCE.	BRETT R. PASQUARELLA, P.E., No. 84769 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE, AUSTIN, TEXAS 78749 STATE OF TEXAS:				
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	COUNTY OF TOWAR.				
NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.	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.				
MARCUS PACHECO, DIRECTOR HAYS COUNTY DEVELOPMENT SERVICES	SURVEYED BY:  ARRON V. THOMASON, R.P.L.S. NO. 6214  CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE  AUSTIN, TEXAS 78749  AARON V. THOMASON  6214  AARON V. THOMASON				
HAYS COUNTY FLOODPLAIN MANAGER FLO	IS FLOOD STATEMENT, AS DETERMINED BY A H.U.DF.I.A. OOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE OPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE A SUBDIVISION OF 37.871 ACRES BEING				
I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING FR	OM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, KEATER FOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS Y INCREASE BY MAN-MADE OR NATURAL CAUSES.  CALITERRA PHASE FOUR, SECTION ELEVEN, OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS				
TH	IS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART SHEET NO. 3 OF 3 ENGINEER OR SURVEYOR.				
20 A.D.	Carlson, Brigance & Doering, Inc.				

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