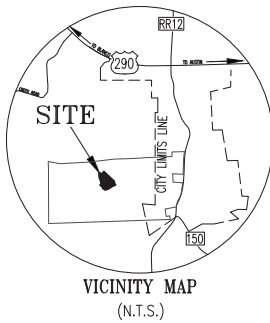


REPLAT OF LOT 9, BLOCK F, CALITERRA PHASE TWO, SECTION SEVEN



OWNER:
CF CSLK CALITERRA LLC,
12222 MERIT DRIVE, SUITE 1020
DALLAS, TEXAS 75251

DATE: APRIL 10, 2023
FEMA PANEL NO. 4820900115F
EFFECTIVE DATE: SEPTEMBER 2, 2005

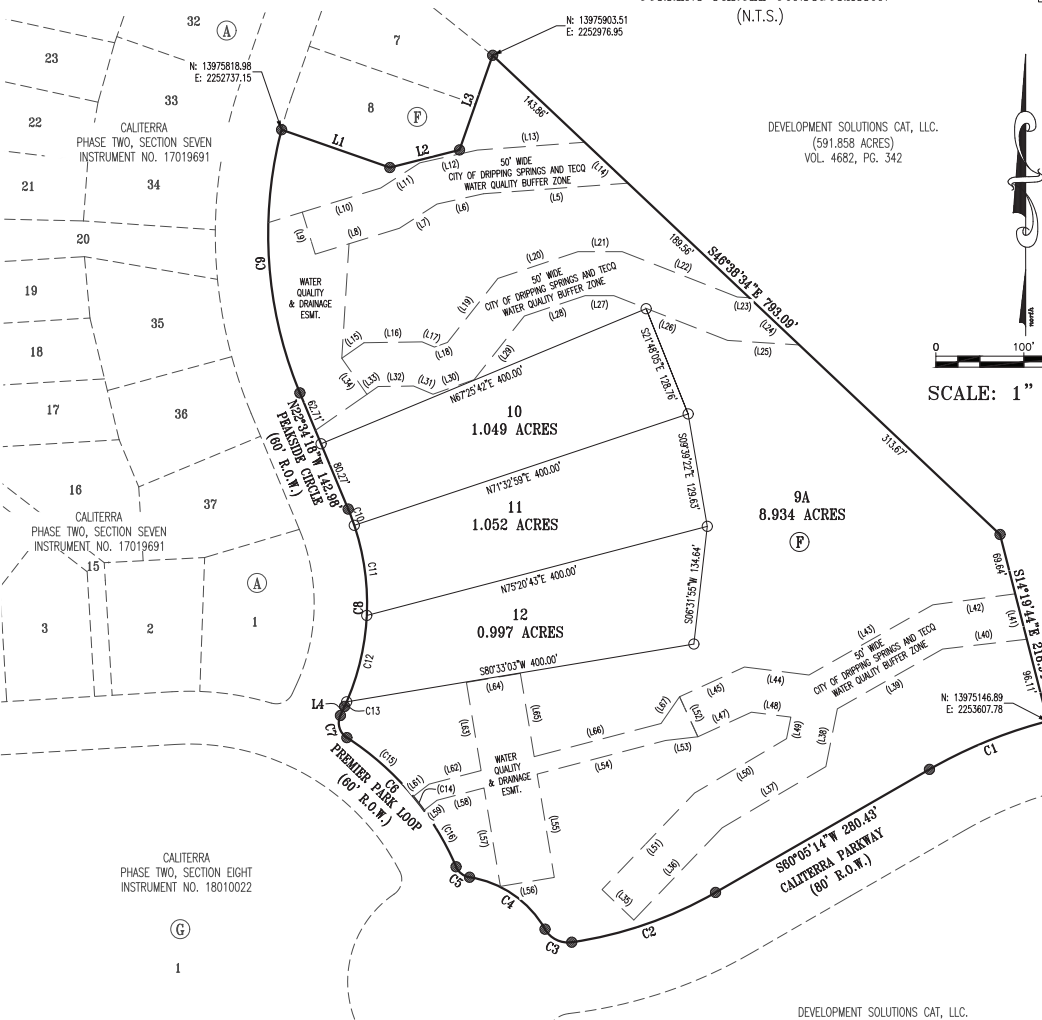
ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TX 78749
PHONE: 512-280-5160
FAX: 512-280-5165



Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	145.63	540.00	S67°48'47"W	145.19	73.26	1527°07"
C2	173.98	460.00	S70°55'19"W	172.94	88.04	21°40'11"
C3	35.86	30.00	N63°59'53"W	33.76	20.42	68°28'51"
C4	107.68	120.00	N52°27'28"W	104.10	57.77	51°24'42"
C5	20.21	20.00	N52°13'14"W	19.36	11.06	57°53'38"
C6	195.05	330.00	N40°12'41"W	192.22	100.47	33°51'50"
C7	28.55	20.00	N16°15'02"W	26.19	17.32	81°48'05"
C8	230.73	280.00	N01°02'08"E	224.26	122.37	47°12'52"
C9	305.09	470.00	N03°58'33"W	299.77	158.14	37°11'34"
C10	19.75	280.00	S20°33'04"E	19.74	9.88	4°02'28"
C11	103.97	280.00	S07°53'34"E	103.37	52.59	21°16'31"
C12	101.43	280.00	S13°07'20"W	100.87	51.28	20°45'18"
C13	5.59	280.00	S24°04'17"W	5.59	2.79	1°08'35"

VICINITY MAP
(N.T.S.)

CURRENT PARCEL CONFIGURATION
(N.T.S.)



Line #	Length	Direction
L1	130.29	S70°43'22"E
L2	81.69	N75°49'40"E
L3	113.93	N19°16'38"E
L4	11.41	N24°38'34"E

LEGEND

- 1/2" CAPPED IRON ROD SET STAMPED "CBD SETSTONE"
- 1/2" IRON ROD FOUND
- 17 LOT NUMBER
- Ⓡ BLOCK DESIGNATION

SCALE: 1" = 100'

ACREAGE: 12.032 ACRES
SURVEY: PHILIP A. SMITH SURVEY NO. 26
ABSTRACT NO. 415
HAYS COUNTY, TEXAS

TOTAL NO. LOTS	4
NO. RESIDENTIAL LOTS	3
NO. NON-RESIDENTIAL LOTS	1
NO. OF BLOCKS	1

AREA	ACREAGE	SQ. FT.
AREA WITHIN SUBDIVISION	12.032 ACRES	524,109 SQ. FT.
AREA OF SINGLE FAMILY LOTS	3.097 ACRES	134,926 sq. ft.
AREA WITHIN PUBLIC STREETS	0 ACRES	(0 sq. ft.)

LOT NO.	ACREAGE	SQ. FT.
9A	8.934 ACRES	389,183 SQ. FT.
10	1.049 ACRES	45,678 SQ. FT.
11	1.052 ACRES	45,819 SQ. FT.
12	0.997 ACRES	43,429 SQ. FT.

Line #	Length	Direction
(L5)	164.42	S85°49'24"W
(L6)	54.37	S77°29'03"W
(L7)	50.74	S57°14'23"W
(L8)	100.14	S72°52'51"W
(L9)	50.00	N17°07'09"W
(L10)	93.27	N72°52'51"E
(L11)	52.80	N57°14'23"E
(L12)	66.94	N77°29'03"E
(L13)	122.30	N85°49'24"E
(L14)	67.78	S46°38'34"E
(L15)	30.78	N59°01'59"E
(L16)	66.02	N89°09'13"E
(L17)	15.19	S67°10'46"E
(L18)	15.75	N70°34'40"E
(L19)	92.62	N38°15'41"E
(L20)	95.97	N71°28'16"E

Line #	Length	Direction
(L21)	50.25	S89°59'48"E
(L22)	140.53	S68°30'13"E
(L23)	13.68	S86°22'34"E
(L24)	78.22	S46°38'34"E
(L25)	81.70	N86°22'34"W
(L26)	138.90	N68°30'13"W
(L27)	32.60	N89°59'48"W
(L28)	72.90	S71°28'16"W
(L29)	92.20	S38°15'41"W
(L30)	49.55	S70°34'40"W
(L31)	24.03	N67°10'46"W
(L32)	40.20	S89°09'13"W
(L33)	15.44	S59°01'59"W
(L34)	50.00	N34°58'01"W
(L35)	50.00	S46°13'13"E
(L36)	145.10	N43°46'47"E

Line #	Length	Direction
(L37)	136.80	N59°26'25"E
(L38)	67.00	N11°18'55"E
(L39)	137.50	N60°25'54"E
(L40)	96.30	N83°18'43"E
(L41)	53.19	N14°19'44"W
(L42)	94.40	S82°25'38"W
(L43)	161.80	S60°28'02"W
(L44)	73.90	N82°57'15"W
(L45)	81.10	S65°22'41"W
(L46)	50.00	S24°37'19"E
(L47)	66.92	N65°22'41"E
(L48)	45.15	S82°57'15"E
(L49)	25.05	S11°18'55"W
(L50)	121.35	S59°26'25"W
(L51)	151.88	S43°46'47"W
(L52)	50.00	S24°37'19"E

Line #	Length	Direction
(L53)	37.05	S83°24'33"W
(L54)	150.78	S75°20'18"W
(L55)	119.04	S09°26'57"E
(L56)	62.16	S80°33'03"W
(L57)	113.37	N09°26'57"W
(L58)	55.11	S75°20'18"W
(L59)	18.91	S52°05'52"W
(L61)	23.00	N52°05'52"E
(L62)	61.05	N75°20'18"E
(L64)	62.16	N80°33'03"E
(L63)	101.55	N09°26'57"W
(L65)	95.88	S09°26'57"E
(L66)	148.96	N75°20'18"E
(L67)	36.93	N34°43'07"E

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C14)	20.01	330.00	N37°50'08"W	20.00	10.01	3°28'25"
(C15)	101.20	330.00	S48°21'30"E	100.81	51.00	17°34'17"
(C16)	73.84	330.00	S29°41'19"E	73.69	37.07	12°49'13"

A REPLAT OF 12.032 ACRES, BEING A REPLAT OF LOT 9, BLOCK F, CALITERRA PHASE TWO, SECTION SEVEN, OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS

SHEET NO. 1 OF 2

Carlson, Brigance & Doering, Inc.
FIRM ID #13791 REG. # 10024900

Civil Engineering 5501 West William Cannon Austin, Texas 78749
Surveying 5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

REPLAT OF LOT 9, BLOCK F, CALITERRA PHASE TWO, SECTION SEVEN

STATE OF TEXAS }
COUNTY OF HAYS }

KNOW ALL MEN BY THESE PRESENTS:
THAT CF CSLK CALITERRA LLC., ACTING BY AND THROUGH ITS MANAGER, GREGORY L. RICH, BEING THE OWNER OF LOT 9, BLOCK F, CALITERRA PHASE TWO, SECTION SEVEN, RECORDED IN INSTRUMENT NUMBER 17019691, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING SITUATED IN THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 12.032 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS:

"REPLAT OF LOT 9, BLOCK F, CALITERRA PHASE TWO, SECTION SEVEN"

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 AND ATTORNEY-IN-FACT
OF CSLK CALITERRA, LLC
C/O SR CAPITAL MANAGEMENT-CALITERRA
12222 MERIT DRIVE, SUITE 1020
DALLAS, TX 75251

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GREGORY L. 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.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NOTARY NAME
MY COMMISSION EXPIRES: _____

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. 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 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 IN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.

MARCUS PACHECHO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

ERIC VAN GAASBEEK, R.S., C.F.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

CHAD GILPIN, P.E., CITY ENGINEER

A.J. GRAY
OPERATIONS GENERAL MANAGER
DRIPPING SPRINGS WATER SUPPLY CORP.
WATER UTILITY PROVIDER

AARON REED
PUBLIC WORKS DIRECTOR
CITY OF DRIPPING SPRINGS
WASTEWATER UTILITY PROVIDER

THIS PLAT, CALITERRA PHASE FIVE SECTION FOURTEEN, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS

HEREBY APPROVED THIS THE _____ DAY OF _____, 20____.

MIM JAMES, PLANNING & ZONING COMMISSION CHAIR
DATE

ANDREA CUNNINGHAM, DEPUTY CITY SECRETARY
DATE

STATE OF TEXAS }
COUNTY OF HAYS }

I, THE UNDERSIGNED, 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.

MARCUS PACHECHO, 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 REPLAT 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.
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. 48209C0115F, 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.
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 COUNTY 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. ALL SIDEWALKS ARE TO BE MAINTAINED BY THE HAYS COUNTY DEVELOPMENT DISTRICT #1.
27. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PREDEVELOPED 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.
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 CALITERRA DEVELOPMENT AGREEMENT DATED JANUARY 14, 2014 BETWEEN THE CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS CAT, LLC., RECORDED IN VOLUME 4978, PAGE 215, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
30. PEC ELECTRIC 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 ELECTRIC EASEMENT PER CONSULTATION WITH PEC.
31. THE PURPOSE OF THIS REPLAT IS TO ADD LOT 9A, AND LOTS 10-12, BLOCK F.

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. 48209C0115F, 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



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.

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



A REPLAT OF 12.032 ACRES, BEING A REPLAT OF LOT 9, BLOCK F, CALITERRA PHASE TWO, SECTION SEVEN, OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS

SHEET NO. 2 OF 2

Carlson, Brigance & Doering, Inc.

FIRM ID #13791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165