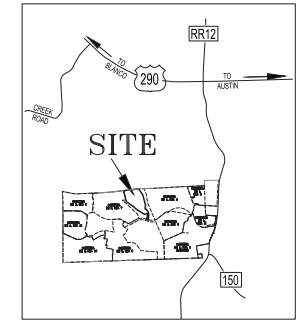
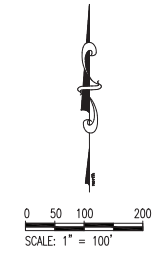


# CALITERRA PHASE 3 SECTION TEN

## PRELIMINARY PLAN



VICINITY MAP  
(N.T.S.)



LEGEND	
17	LOT NUMBER
(A)	BLOCK NUMBER
---	PROPERTY LINE
---	EASEMENT LINE
---	FEMA 100 YEAR FLOODPLAIN
---	BUFFER ZONE
□	CONCRETE MONUMENT SET
○	IRON PIPE FOUND
●	IRON ROD FOUND
○	IRON ROD SET
○	WATER LINE EASEMENT
W.L.E.	WASTEWATER EASEMENT
W.Q.E.	WATER QUALITY EASEMENT
ELEC.E.	ELECTRIC EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
L.S.E.	LANDSCAPE & SOIL EASEMENT
D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT
S.M.E.	SUBMERG EASEMENT

ORIGINAL SUBMITTAL DATE: AUGUST 10, 2020  
TOTAL ACREAGE: 32.591 ACRES

FEMA MAP NO: 48209C-0115F,  
EFFECTIVE DATE: SEPTEMBER 2, 2005

TOTAL NO. OF LOTS: 24  
NO. OF BLOCKS: 2  
NO. OF SINGLE FAMILY RESIDENTIAL LOTS: 22  
NO. OF OPEN SPACE/DRAINAGE LOTS: 2

LINEAR FOOTAGE OF RIGHT-OF-WAY		
POINTE DU HOC LOOP (LOCAL STREET) 60' R.O.W.	2,495'	3,437 AC.
TOTALS	2,495'	3,437 AC.

DATE: APRIL 17, 2023

OWNER: CF CSLK CALITERRA, LLC.  
12222 MERIT DRIVE  
SUITE 1020  
DALLAS, TEXAS 75251  
PHONE: (512) 651-8100  
GREGORY L. RICH, MANAGER

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

DESIGNED BY	DRAFTED BY

Carlson, Brigrance & Doering, Inc.  
Civil Engineers & Surveyors  
Main Office: 5501 West William Cannon Dr., Austin, Texas 78750  
Phone No. 512-280-5160  
FAX No. 512-280-5165  
www.cbdi.com

PRELIMINARY PLAN  
CALITERRA PHASE 3 SECTION 10  
PRELIMINARY PLAN

5/4/2023

Carlson, Brigrance & Doering, Inc.  
04/17/23

DATE:	MAY 2023
JOB NUMBER:	5006
SHEET:	1 OF 3

# CALITERRA PHASE 3 SECTION TEN

## PRELIMINARY PLAN

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

**METES AND BOUNDS**

BEING ALL OF THAT CERTAIN 32.591 ACRE TRACT OF LAND SITUATED IN THE PHILIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 591.858 ACRE TRACT OF LAND CONVEYED TO DEVELOPMENT SOLUTIONS CAT, L.L.C. IN VOLUME 4688, PAGE 342 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 32.591 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a capped 1/2 inch iron rod found in a northern line of said 591.858 acre tract, being a northeastern corner of Lot 3, Block F of Calterra Phase Two, Section Seven, a subdivision recorded in Instrument Number 17019691 Official Public Records of Hays County, Texas, same being in the south line of a called 453.709 acre tract of land conveyed to Limestone-Dripping Springs, LLC, in Volume 4438, Page 870, Official Public Records of Hays County, Texas, for the northeast 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 453.709 acre tract, the following two (2) courses and distances, numbered 1 and 2,

- 1) N83°18'30"E, a distance of 749.98 feet to a 1/2 inch iron rod found for corner, and
- 2) N88°27'51"E, a distance of 251.77 feet to a 1/2 inch iron rod found at a northern corner of said 591.858 acre tract, being a southern corner of said 453.709 acre tract, same being at the northwest corner of Lot 44, Block E, Amended Plat of Calterra Phase One, Section Four, a subdivision recorded in Volume 19, Page 138, Plat Records of Hays County, Texas, for the northeast corner of the herein described tract.

**THENCE**, over and across said 591.858 acre tract, and with the western line of said Lot 44, the following three (3) courses and distances, numbered 1 through 3,

- 1) S22°58'21"E, a distance of 299.85 feet to a 1/2 inch iron rod found for corner,
- 2) S09°59'44"E, a distance of 463.74 feet to a calculated point for corner, and
- 3) S23°06'19"E, a distance of 868.01 feet to a calculated point at the southeast corner of said Lot 44, being in the north line of Calterra Way (80' R.O.W.), same being at the beginning of a curve to the right, for the southeast corner of the herein described tract of land.

**THENCE**, continuing over and across said 591.858 acre tract, and with the northern line of said Calterra Way, the following three (3) courses and distances, numbered 1 through 3,

- 1) Along said curve to the right, having a radius of 460.00 feet, an arc length of 269.06 feet, and a chord that bears S89°40'17"W, a distance of 265.25 feet to calculated point for corner,
- 2) N73°34'19"W, a distance of 253.79 feet to a calculated point for corner, being at the beginning of a curve to the left, and
- 3) Along said curve to the left, having a radius of 540.00 feet, an arc length of 291.16 feet, and a chord that bears N89°01'08"W, a distance of 287.65 feet to calculated point at the southeast corner of Lot 9, Block F, said Calterra Phase Two, Section Seven, being in the north line of said Calterra Way, for the southwest corner of the herein described tract of land.


**THENCE**, continuing over and across said 591.858 acre tract, and with the eastern line of said Calterra Phase Two, Section Seven, the following seven (7) courses and distances, numbered 1 through 7,

- 1) N14°19'15"W, a distance of 218.79 feet to 1/2 inch iron rod found for corner,
- 2) N40°38'05"W, a distance of 793.09 feet to 1/2 inch iron rod found for corner,
- 3) N51°22'55"W, a distance of 122.95 feet to 1/2 inch iron rod found for corner,
- 4) N70°42'53"W, a distance of 86.31 feet to 1/2 inch iron rod found in the east right-of-way line of Peakside Circle (60' R.O.W.), being at the beginning of a curve to the left,
- 5) Along said curve to the left, having a radius of 330.00 feet, an arc length of 58.24 feet, and a chord that bears N07°35'30"E, a distance of 58.16 feet to calculated point for corner,


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

6) S87°27'51"E, a distance of 171.31 feet to 1/2 inch iron rod found for corner,  
7) N14°13'43"W, a distance of 492.06 feet to the **POINT OF BEGINNING** and containing 32.591 acres of land.

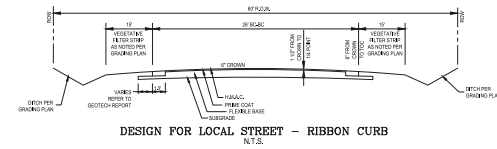
Surveyed by:  10/21/2021

Aaron V. Thomason, R.P.L.S. NO. 6214  
Carlson, Brigrance and Doering, Inc.  
Reg. # 100260800  
5501 West William Cannon  
Austin, TX 78749  
Ph: 512-280-5160  
aaron@cbdieng.com



BEARING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83

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

REVISION	DATE	DESIGNED BY: BRP	DRAWN BY: JSL



Carlson, Brigrance & Doering, Inc.  
Civil Engineering & Surveying  
P.E. # 121249 BRG, P.E. # 121248 DOE, P.E. # 121247 CAR  
Austin, Texas 78749  
Phone: 512-280-5160  
www.cbdieng.com

SHEET NAME: NOTES AND DETAILS SHEET 1 OF 2	PROJECT: CALITERRA PHASE 3 SECTION 10
JOB NAME: CALITERRA PHASE 3 SECTION 10	PRELIMINARY PLAN



5/4/2023

Carlson, Brigrance & Doering, Inc.  
By: [Signature]

DATE: MAY 2023
JOB NUMBER: 5006
SHEET: 2 OF 3

# CALITERRA PHASE 3 SECTION TEN

## PRELIMINARY PLAN

**CALITERRA PHASE 3 SECTION 10**

BLOCK NO	SF	AC
A 1	30,261.61	0.697
A 2	27,921.89	0.622
A 3	17,947.20	0.402
A 4	34,644.43	0.791
A 5	43,484.10	0.992
A 6	32,891.32	0.749
A 7	20,824.94	0.475
A 8	34,944.29	0.793
A 9	24,646.62	0.561
A 10	27,921.27	0.624
A 11	44,646.62	1.016
A 12	27,432.33	0.613
A 13	27,155.81	0.612
A 14	40,234.37	0.914
A 15	37,571.40	0.851
A 16	30,812.32	0.701
A 17	30,812.32	0.701
A 18	33,882.33	0.771
A 19	41,333.93	0.933
<b>TOTAL SF</b>	<b>633,229.25</b>	<b>14.437</b>
B 1	32,154.47	0.728
B 2	32,685.07	0.746
B 3	31,671.21	0.723
<b>TOTAL SF</b>	<b>96,510.75</b>	<b>2.197</b>

TOTAL PHASE 3 SECTION 10  
**BRIDGE FRAME LOTS 729,819.04 SF = 16,749 AC**

BLOCK NO	OPEN SPACE DRAINAGE	AC
A 20	246,843.02	5.607
A 21	262,892.79	5.979
<b>TOTAL SF</b>	<b>509,735.81</b>	<b>11.586</b>

TOTAL PHASE 3 SECTION 10  
**OPEN SPACES/DRAINAGE LOTS 538,538.41 SF = 12,388 AC**

TOTAL PHASE 3 SECTION 10  
**ROW AREA 150,522.288 = 3,449 AC**

LOT SIZE	NO.
< 1 ACRE	22
1-2 ACRE	0
2-3 ACRE	0
3-10 ACRE	2
> 10 ACRE	0

**MINIMUM LOT SIZE:**  
 0.266 AC, (24,184.87 SF)  
**AVERAGE LOT SIZE:**  
 0.276 AC, (24,175.11 SF)

**GENERAL NOTES:**

- THIS FINAL PLAT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF DRIPPING SPRINGS.
- NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER ZONE.
- THIS PLAT LIES WITHIN THE BOUNDARIES OF THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.
- THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
- A PORTION OF THE SUBJECT PLAT PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON FLJRM, PANEL NO 48200C 0115F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
- ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
- ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
- TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON.
- IF GAS LINES ARE NOT INCLUDED IN THE CONSTRUCTION PLANS, THERE WILL BE SEPARATE SITE DEVELOPMENT PLAN, APPLICATION, AND FEES REQUIRED.
- MINIMUM FRONT SETBACK SHALL BE 20'.
- MINIMUM REAR SETBACK SHALL BE 20'.
- MINIMUM SIDE AND INTERIOR SIDE YARD SETBACKS SHALL BE 5'.
- MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 15'.
- UTILITY EASEMENTS OF 15 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED R.O.W.
- ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED COMMUNITY WATER SYSTEM.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED ORGANIZED WASTE WATER SYSTEM.
- NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL OF HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
- 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, IF ANY CITY RIGHT-OF-WAY EXISTS AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS AS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS AS THOSE REGULATIONS EXISTED ON JANUARY 14, 2014.
- 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.
- 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 ESO HR. THIS IS TO INCLUDE THE PULLING OF BUILDING PERMITS THROUGH THE CITY OF FOR ALL APPLICABLE CONSTRUCTION.
- 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.
- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE DESCRIBED AND DEFINED IN THE DEVELOPMENT AGREEMENT DATED JANUARY 14, 2014, AS AMENDED.
- ALL ROADWAYS IN THIS DEVELOPMENT ARE TO BE DEDICATED TO THE PUBLIC AND MAINTAINED BY HAYS COUNTY.
- ALL LOTS HAVE ADEQUATE FRONTAGE TO ALLOW FOR COMPLIANCE WITH HAYS COUNTY DRIVEWAY SPACING REQUIREMENTS.
- 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 4878, PAGE 215 (DOCUMENT NUMBER 14021130 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS).
- HAYS COUNTY DEVELOPMENT DISTRICT NO. 1 WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER UTILITIES AND PONDS.
- THE INTENT OF THIS PROJECT IS TO COMPLY WITH THE CITY OF DRIPPING SPRINGS LIGHTING ORDINANCE AS IT MAY BE MODIFIED BY THE DEVELOPMENT AGREEMENT.
- 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 ENCRDACH WITHIN THE PEC EASEMENT PER PREVIOUS CONSULTATION WITH PEC.
- 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.

REVISION	DATE	DESIGNED BY	DRAFTED BY

**Cartson, Brignace & Doering, Inc.**  
 Civil Engineering & Surveying



Brett R. Brignace, P.E.  
 1321 W. Williams Blvd., Suite 600  
 Austin, Texas 78750  
 Phone: 512.262.1610  
 www.cbdring.com

**SHEET NAME: NOTES AND DETAILS SHEET 2 OF 2**  
**JOB NAME: CALITERRA PHASE 3 SECTION 10**  
**PROJECT: PRELIMINARY PLAN**

 5/4/2023



**CARTSON, BRIGNACE & DOERING, INC.**  
 P.E. 5178

**DATE: MAY 2023**  
**JOB NUMBER: 5006**  
**SHEET: 3 OF 3**