

REPLAT CALITERRA PHASE THREE, SECTION NINE

LINEAR FOOTAGE OF RIGHT-OF-WAY

PREMIER PARK LOOP	(MINOR ARTERIAL)	60' R.O.W.	328'
PEAKSIDE CIRCLE	(LOCAL STREET)	50' R.O.W.	192'
SOARING HILL ROAD	(LOCAL STREET)	60' R.O.W.	3,150'
FISH TRAP ROAD	(LOCAL STREET)	50' R.O.W.	280'
CLIMBING ROCK LOOP	(LOCAL STREET)	50' R.O.W.	3,035'
TOTAL			6,965'

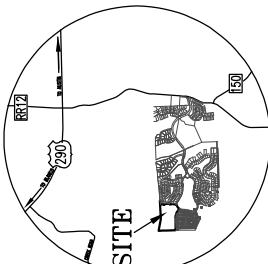
NOTE: THE PURPOSE OF THIS REPLAT IS TO MODIFY GENERAL NOTE NUMBER 16.

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- 5/8" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- FENCE POST FOUND
- 1" LOT NUMBER
- BLOCK DESCRIPTION
- ... SHERMANS
- D.E. SHERMANS EASEMENT
- S.W.S. SHERMANS EASEMENT
- R.O.W. UNDER QUANTITY EASEMENT
- R.O.W. RIGHT-OF-WAY

SCALE 1" = 100'

VICINITY MAP (N.T.S.)



SITE

Line #	Length	Direction
(L29)	136.83	N05°40'25"W
(L30)	9.32	N89°07'59"W
(L31)	11.61	S46°59'50"W
(L32)	133.33	N02°05'56"E
(L33)	19.83	S01°05'56"W
(L34)	19.83	S00°05'56"W
(L35)	137.08	S00°54'05"E

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(L29)	136.83	N05°40'25"W
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FEMA PANEL NO. 48209C-0115F
EFFECTIVE DATE: SEPTEMBER 2, 2005

ACREAGE: 31.792 ACRES

SURVEY:
PHILIP A. SMITH
SURVEY NUMBER 26
ABSTRACT NUMBER 415
HAYS COUNTY, TEXAS

DATE: OCTOBER 14, 2020

OWNER: DEVELOPMENT SOLUTIONS CAT, LLC.
901 DS 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

TOTAL ACREAGE: 31.792 ACRES
SURVEY:
PHILIP A. SMITH SURVEY NO. 26
ABSTRACT NUMBER 415
HAYS COUNTY, TEXAS

TOTAL NO. LOTS: 86
NO. OF SINGLE FAMILY LOTS: 82
NO. OF OFFSPACE LOTS: 3
NO. OF OFFSPACE, D.E., & W.Q. LOTS: 1
NO. OF BLOCKS: 3

BENCHMARK NOTES:
BM#1 IS A CAPPED 1/2" IRON ROD, ON THE SOUTH SIDE OF CALITERRA PARKWAY, APPROXIMATELY 135' NORTH FROM THE EASTERMOST CORNER OF LOT 16, BLOCK "C" OF CALITERRA PHASE TWO, SECTION EIGHT, INSTRUMENT # 8010022. ELEVATION = 1,154.00'
BM#2 IS A "X" ON TOP OF RIBBON CURB, ON THE NORTH SIDE OF CALITERRA PARKWAY, APPROXIMATELY 139' SOUTHEAST FROM THE SOUTHERNMOST CORNER OF LOT 35, BLOCK "E", AMENDED PLAT OF CALITERRA PHASE ONE, SECTION FOUR, VOL. 19, PG. 138. ELEVATION = 1,066.07'

A SUBMISSION OF 31.792 ACRES BEING CALITERRA PHASE THREE, SECTION NINE, OUT OF THE PHILIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS

SHEET NO. 1 OF 3

Carlson, Brigrance & Doering, Inc.
FIRM ID: #83791 RBC: # 10024900



City Engineering License No. 450
Professional Engineer License No. 612-260-5160
Surveying License No. 612-260-5160
RBC: # 10024900
Firm ID: #83791
Firm Name: Carlson, Brigrance & Doering, Inc.

REPLAT CALITERRA PHASE THREE SECTION NINE

STATE OF TEXAS }
COUNTY OF HAYS }

KNOW ALL MEN BY THESE PRESENTS:
THAT DEVELOPMENT SOLUTIONS CAI, LLC, ACTING BY AND THROUGH ITS MANAGER, GREGORY L. RICH, BEING THE OWNER OF CALITERRA PHASE THREE, SECTION NINE, A SUBDIVISION RECORDED IN INSTRUMENT NUMBER 20015928, AND THAT PULTE HOMES OF TEXAS, L.P., BEING THE OWNER OF LOTS 19-38 & 40-41, BLOCK D, LOTS 182, BLOCK E, AND LOTS 8-22, BLOCK F OF CALITERRA PHASE THREE, SECTION NINE, AS CONVEYED IN INSTRUMENT NUMBER 20024813 BOTH OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 31.792 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS:

REPLAT CALITERRA PHASE THREE, SECTION NINE

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
DEVELOPMENT SOLUTIONS CAI, LLC

BY: _____
PULTE HOMES OF TEXAS, L.P.
9401 AMBERGLEN BLVD., BLDG. 1,
SUITE 130
AUSTIN, TEXAS 78729
PHONE: (512) 532-3300

STATE OF TEXAS }
COUNTY OF HAYS }

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

PRINTED NOTARY NAME _____
MY COMMISSION EXPIRES: _____

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 PLAN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE RATE MAP PANEL NO. 48299C-0115F, BOTH DATED SEPTEMBER 02, 2005.

ENGINEERING BY: _____ DATE _____
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: _____ DATE _____
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

CITY OF DRIPPING SPRINGS ADMINISTRATIVE PLAT APPROVAL

THIS PLAT, CALITERRA PHASE THREE, SECTION NINE, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS, AS A FINAL PLAT FOR ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.08, AND HAS BEEN FOUND TO COMPLY WITH THE DEVELOPMENT CODE OF ORDINANCES, AND IS HEREBY APPROVED ADMINISTRATIVELY.

MICHELLE FISCHER, CITY ADMINISTRATOR
DATE: _____

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

CHAD GULPIN, P.E. - CITY ENGINEER
DATE: _____

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 SOURCE.

NO STRUCTURE OR OTHER DEVELOPMENT IN THIS SUBDIVISION MAY BEGAIN UNTIL ALL HAYS COUNTY AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.

CAITLYN STRICKLAND, INTERIM DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES
TOM POPE, R.S., C.E.M.
FLOODPLAIN ADMINISTRATOR

STATE OF TEXAS }
COUNTY OF HAYS }

I, THE UNDERSIGNED, INTERIM 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 EXTRAJURISDICTIONAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.

CAITLYN STRICKLAND, INTERIM DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES
DATE: _____

I, ELAINE HANSON CARDEWAS, 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 CARDEWAS BY: _____
COUNTY CLERK
HAYS COUNTY, TEXAS

THIS FLOOD STATEMENT, AS DETERMINED BY A HUD-FEMA 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.

A SUBDIVISION OF 31.792 ACRES BEING
CALITERRA PHASE THREE, SECTION NINE, OUT
OF THE PHILIP A. SMITH SURVEY NUMBER 22,
ABSTRACT NUMBER 415,
HAYS COUNTY, TEXAS

SHEET NO. 3 OF 3



Carlson, Brigance & Doering, Inc.
FIRM ID #E3791 RBC # 10024900

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Austin, TX 78749
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Engineering 78749
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