

# CALITERRA PHASE THREE, SECTION NINE

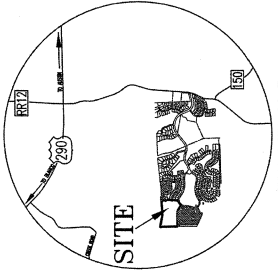
LINEAR FOOTAGE OF RIGHT-OF-WAY

PREMIER PARK LOOP (MINOR ARTERIAL) 60' R.O.W.	326'
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	6,985'

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
  - 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
  - 5/8" IRON ROD FOUND
  - ▲ FENCE POST FOUND
  - 17 LOT NUMBER
  - ⊙ BLOCK RESERVATION
  - ⊙ SIGNALS
  - I.E. DRAINAGE EASEMENT
  - S.W.E. SIDEWALK EASEMENT
  - W.Q.E. WATER QUALITY EASEMENT
  - R.O.W. RIGHT-OF-WAY

SCALE 1" = 100'

VICINITY MAP  
(N.T.S.)



Easement Line Table		
Line #	Length	Direction
(L22)	139.83	N07°54'05"W
(L23)	20.17	N10°05'56"E
(L24)	20.17	N10°05'56"E
(L25)	128.82	S20°05'56"W
(L26)	28.13	N49°50'01"E
(L27)	17.72	S89°07'59"E
(L28)	4.49	S91°30'02"W

Easement Curve Table			
Curve #	Radius	Chord Direction	Chord Length
(C8)	8.56	20.06 S79°47'40"W	8.50
(C9)	11.74	S87°02'42"W	11.74

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: APRIL 7, 2020

OWNER: DEVELOPMENT SOLUTIONS CAT, LLC  
901 IDS CENTER  
80 SOUTH 8TH STREET  
MINNEAPOLIS, MINNESOTA 55402

ENGINEER & SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TX 78749  
PHONE: 512-260-5160  
FAX: 512-260-5165

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

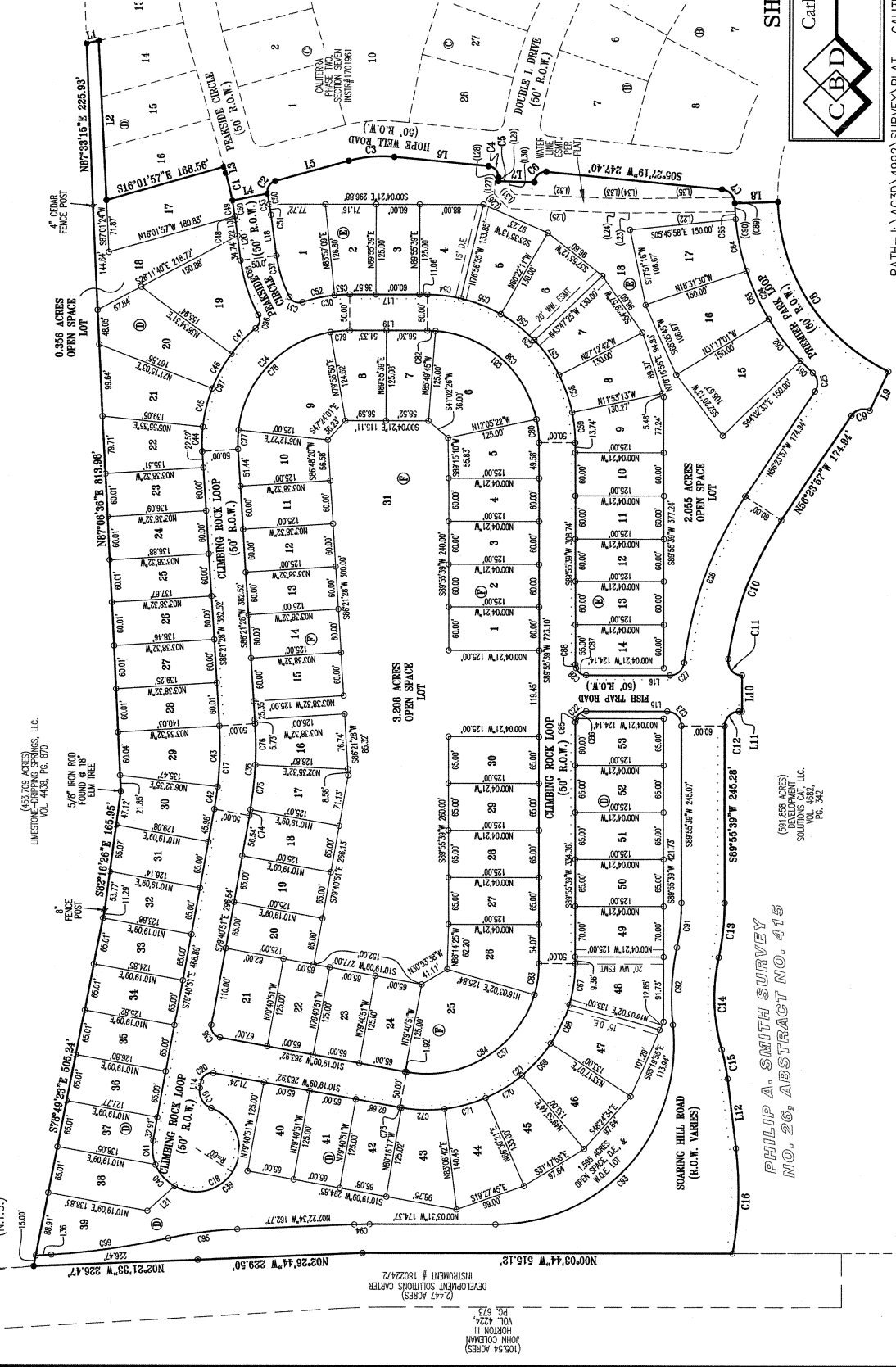
TOTAL NO. LOTS 86  
NO. OF SINGLE FAMILY LOTS 82  
NO. OF OPENSOURCE LOTS 3  
NO. OF OPENSOURCE, D.E., & W.Q. LOTS 1  
NO. OF BLOCKS 3

BENCHMARK NOTES:  
BM#1 IS A CAPPED 1/2" IRON ROD, ON THE SOUTH SIDE OF CALITERRA PARKWAY, APPROXIMATELY 136' NORTH FROM THE EASTERMOST CORNER OF LOT 16. BLOCK "K" OF CALITERRA PHASE TWO, SECTION EIGHT, INSTRUMENT # 18010022. ELEVATION = 1,154.00'  
BM#2 IS A "X" ON TOP OF REBORN 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, P.L. 138. ELEVATION = 1,086.07'

A SUBDIVISION OF 31.792 ACRES BEING CALITERRA PHASE THREE, SECTION NINE, LOT 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: BRDPS1 REG. # 00229900  
Surveying  
5501 West William Cannon  
Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165



# CALTEERRA PHASE THREE SECTION NINE

GENERAL NOTES:  
1. THIS FINAL PLAN IS WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF DRIPPING SPRINGS.  
2. NO PART OF THIS PLAN IS TO BE LOCATED WITHIN THE UNDEVELOPED PORTION OF THE CITY OF DRIPPING SPRINGS.  
3. THIS PLAN LIES WITHIN THE BOUNDARIES OF THE CONTIGUOUS ZONE OF THE EDWARDS AQUIFER ZONE.  
4. ACCESS TO AND FROM CORNER LOTS SHALL BE PERMITTED FROM ONE STREET.  
5. NO PORTION OF THE SUBJECT PLOT PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON F.L.R.M. PANEL NO. 46293C 0115F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.  
6. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.  
7. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.  
8. TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON.  
9. IF GAS LINES ARE NOT INCLUDED IN THE CONSTRUCTION PLANS, THERE WILL BE SEPARATE SITE DEVELOPMENT PLAN, APPLICATION, AND FEES REQUIRED.  
10. MINIMUM FRONT SETBACK SHALL BE 20'.  
11. MINIMUM REAR SETBACK SHALL BE 20'.  
12. MINIMUM SIDE AND INTERIOR SETBACKS SHALL BE 5'.  
13. MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 10'.  
14. UTILITY EASEMENTS OF 15 FEET SHALL BE LOCATED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS REGULATIONS.  
15. NO STRUCTURE SHALL BE OCCUPIED UNTIL OCCURRENCE OF AN OCCURRENCE OF A FLOODING EVENT.  
16. NO STRUCTURE SHALL BE OCCUPIED UNTIL OCCURRENCE OF A FLOODING EVENT.  
17. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGINS UNTIL CONNECTION TO A STATE APPROVED, ORGANIZED WASTE WATER SYSTEM.  
18. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE PERMITTED UNTIL CONNECTION TO A STATE APPROVED, ORGANIZED WASTE WATER SYSTEM.  
19. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE PERMITTED UNTIL CONNECTION TO A STATE APPROVED, ORGANIZED WASTE WATER SYSTEM.  
20. THE CITY OF DRIPPING SPRINGS 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.  
21. THE CITY OF DRIPPING SPRINGS 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.  
22. 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 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 ADAPTED BUILDING CODE AS ADOPTED BY THE CITY OF DRIPPING SPRINGS, AND THE FIRE CODE ADOPTED BY ESD #6. THIS IS TO INCLUDE THE POLLING OF BUILDING PERMITS THROUGH THE CITY OF FOR ALL APPLICABLE CONSTRUCTION.  
25. PER THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS CAT, LLC, THE CALTEERRA DEVELOPMENT PROJECT IS SUBJECT TO AN INTEGRATED PEST MANAGEMENT (IPM) PLAN.  
26. ALL SIDEYARDS 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.  
28. CHAPTER 725, SUBCHAPTER 3.02, FIRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.  
29. ALL ROADWAYS IN THIS DEVELOPMENT ARE TO BE DEDICATED TO THE PUBLIC AND MAINTAINED BY HAYS COUNTY.  
30. THIS DEVELOPMENT IS SUBJECT TO THE CALTEERRA 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.  
31. LOTS 15, 16, AND 17, BLOCK E, WILL REQUIRE A MINIMUM 18' CURB.

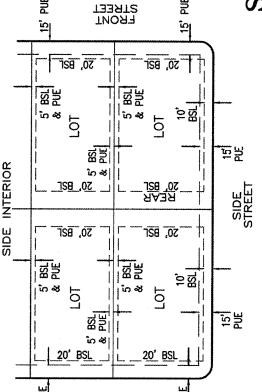
LOT SIZE	NO.
< 1 ACRE	83
1-2 ACRE	0
2-5 ACRE	3
5-10 ACRE	0
> 10 ACRE	0

MINIMUM LOT SIZE:  
0.172 AC. (7,500 sq. ft.)  
AVERAGE LOT SIZE:  
0.288 AC. (12,589 sq. ft.)

Line #	Length	Direction
L1	17.22	S70°12'19"E
L2	22.03	S67°02'24"W
L3	8.82	S72°30'03"W
L4	50.00	N1°16'00"E
L5	106.08	S15°36'52"E
L6	130.94	S67°19'19"W
L7	50.00	S07°30'02"W
L8	60.00	S07°30'02"W
L9	60.00	N64°38'44"W
L10	50.00	S65°59'18"W
L11	4.80	N00°04'21"W
L12	97.38	S70°03'07"W
L14	8.89	S78°40'51"E
L15	115.00	N00°04'21"W
L16	18.76	N00°04'21"W
L17	107.63	N00°04'21"W
L18	56.84	S15°36'52"E
L19	107.63	N00°04'21"W
L20	56.84	S15°36'52"E
L21	51.04	N02°02'13"W
L26	21.21	N02°02'13"W

AREA WITHIN SUBDIVISION	31,792 ACRES (1,363,041 sq. ft.)	
AREA WITHIN PRIVATE LOTS	17,048 ACRES (742,654 sq. ft.)	
AREA WITHIN PRIVATE STREETS	6,201 ACRES (270,116 sq. ft.)	
LOT NO.	BACKLOG	SO. FT.
17	0.282 ACRES	12,289 SO. FT.
18	0.356 ACRES	15,504 SO. FT.
19	0.306 ACRES	13,516 SO. FT.
20	0.313 ACRES	13,623 SO. FT.
21	0.290 ACRES	12,518 SO. FT.
22	0.213 ACRES	9,288 SO. FT.
23	0.188 ACRES	8,318 SO. FT.
24	0.188 ACRES	8,318 SO. FT.
25	0.188 ACRES	8,318 SO. FT.
26	0.190 ACRES	8,328 SO. FT.
27	0.191 ACRES	8,331 SO. FT.
28	0.192 ACRES	8,330 SO. FT.
29	0.239 ACRES	9,998 SO. FT.
30	0.239 ACRES	9,998 SO. FT.
31	0.190 ACRES	8,285 SO. FT.
32	0.186 ACRES	8,108 SO. FT.
33	0.186 ACRES	8,108 SO. FT.
34	0.187 ACRES	8,147 SO. FT.
35	0.189 ACRES	8,274 SO. FT.
36	0.190 ACRES	8,274 SO. FT.
37	0.194 ACRES	8,433 SO. FT.
38	0.228 ACRES	9,919 SO. FT.
39	1.648 ACRES	71,553 SO. FT.
40	0.187 ACRES	8,125 SO. FT.
41	0.187 ACRES	8,125 SO. FT.
42	0.189 ACRES	8,180 SO. FT.
43	0.234 ACRES	10,201 SO. FT.
44	0.245 ACRES	10,869 SO. FT.
45	0.235 ACRES	10,237 SO. FT.
46	0.235 ACRES	10,237 SO. FT.
47	0.243 ACRES	10,804 SO. FT.
48	0.259 ACRES	10,962 SO. FT.
49	0.201 ACRES	8,750 SO. FT.
50	0.187 ACRES	8,125 SO. FT.
51	0.187 ACRES	8,125 SO. FT.
52	0.186 ACRES	8,123 SO. FT.
53	0.186 ACRES	8,123 SO. FT.

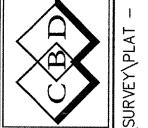
BACKLOG	SO. FT.	
1	0.222 ACRES	9,680 SO. FT.
2	0.186 ACRES	8,083 SO. FT.
3	0.172 ACRES	7,500 SO. FT.
4	0.213 ACRES	9,284 SO. FT.
5	0.232 ACRES	10,115 SO. FT.
6	0.228 ACRES	9,831 SO. FT.
7	0.228 ACRES	9,831 SO. FT.
8	0.212 ACRES	9,222 SO. FT.
9	0.201 ACRES	8,789 SO. FT.
10	0.172 ACRES	7,500 SO. FT.
11	0.172 ACRES	7,500 SO. FT.
12	0.172 ACRES	7,500 SO. FT.
13	0.172 ACRES	7,500 SO. FT.
14	0.172 ACRES	7,500 SO. FT.
15	0.306 ACRES	13,317 SO. FT.
16	0.306 ACRES	13,316 SO. FT.
17	0.306 ACRES	13,316 SO. FT.
18	1.979 ACRES	86,219 SO. FT.
19	0.172 ACRES	7,500 SO. FT.
20	0.172 ACRES	7,500 SO. FT.
21	0.172 ACRES	7,500 SO. FT.
22	0.172 ACRES	7,500 SO. FT.
23	0.186 ACRES	8,640 SO. FT.
24	0.186 ACRES	8,640 SO. FT.
25	0.186 ACRES	8,640 SO. FT.
26	0.186 ACRES	8,640 SO. FT.
27	0.186 ACRES	8,640 SO. FT.
28	0.186 ACRES	8,640 SO. FT.
29	0.186 ACRES	8,640 SO. FT.
30	0.186 ACRES	8,640 SO. FT.
31	3.182 ACRES	138,583 SO. FT.



A SUBDIVISION OF 31,792 ACRES BEING CALTEERRA PHASE THREE, SECTION NINE, OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS

### SHEET NO. 2 OF 3

**Carlson, Brigrance & Doering, Inc.**  
FIRM ID #F3791 REG. # 10024900  
Civil Engineering Surveying & Mapping  
5501 West Englewood  
Austin, TX 78749  
Phone No. (512) 286-5160 Fax No. (512) 286-5165



PATH-J:\AC3D\4992\SURVEY\PLAN - CALTEERRA PHASE THREE, SECTION NINE.dwg

# CALITERA PHASE THREE SECTION NINE

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 31.792 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS:

\*CALITERA 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 10<sup>th</sup> DAY OF March, 2020 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 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.

Rachelle E. Davis  
NOTARY PUBLIC, STATE OF TEXAS



RACHELLE E. DAVIS  
PRINTED NOTARY NAME  
MY COMMISSION EXPIRES: 11/16/21

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-015F, BOTH UNITED SEPTEMBER 02, 2006.

ENGINEERING BY: Brett R. Pasquarella DATE 3-6-2020  
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, ARON V. THOMSON, 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: Aron V. Thomson DATE 05/14/2020  
ARON V. THOMSON, 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, CALITERA 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 1230.09, AND HAS BEEN FOUND TO COMPLY WITH THE DEVELOPMENT CODE OF ORDINANCES, AND IS HEREBY APPROVED ADMINISTRATIVELY.

Michelle Fischer  
MICHELLE FISCHER, CITY ADMINISTRATOR

DATE: 4-17-20

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 Gilpin  
CHAD GILPIN, P.E. - CITY ENGINEER

DATE: 4-17-20

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 BEGUN UNTIL ALL HAYS COUNTY AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.

Caitlyn Strickland  
CAITLYN STRICKLAND, ~~INTERIM~~ DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

DATE: 4-20-2020

Tom Pope  
TOM POPE, R.S.P.C.F.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 EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.

Caitlyn Strickland  
CAITLYN STRICKLAND, ~~INTERIM~~ DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

DATE: \_\_\_\_\_

I, ELMINE 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 21<sup>st</sup> DAY OF April, 2020 A.D., AT 11:00 O'CLOCK A.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AS DOCUMENT NO. 200192724

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 21<sup>st</sup> DAY OF April, 2020 A.D.



ELMINE HANSON CARDENAS BY: Elmine Hanson Cardenas  
COUNTY CLERK  
HAYS COUNTY, TEXAS

THIS FLOOD STATEMENT, AS DETERMINED BY A FLOOD-FIA, 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  
CALITERA 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 #E3793 REG. # 10024900  
Civil Engineering Surveying  
5501 West William Cannon Austin, Texas 78749  
Phone No. (817) 286-5166 Fax No. (817) 286-5165