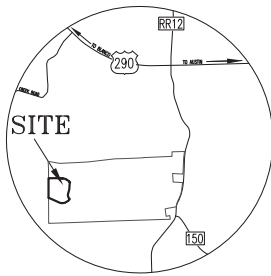


# CALITERRA PHASE FOUR SECTION ELEVEN



VICINITY MAP  
(N.T.S.)

SCALE 1" = 100'

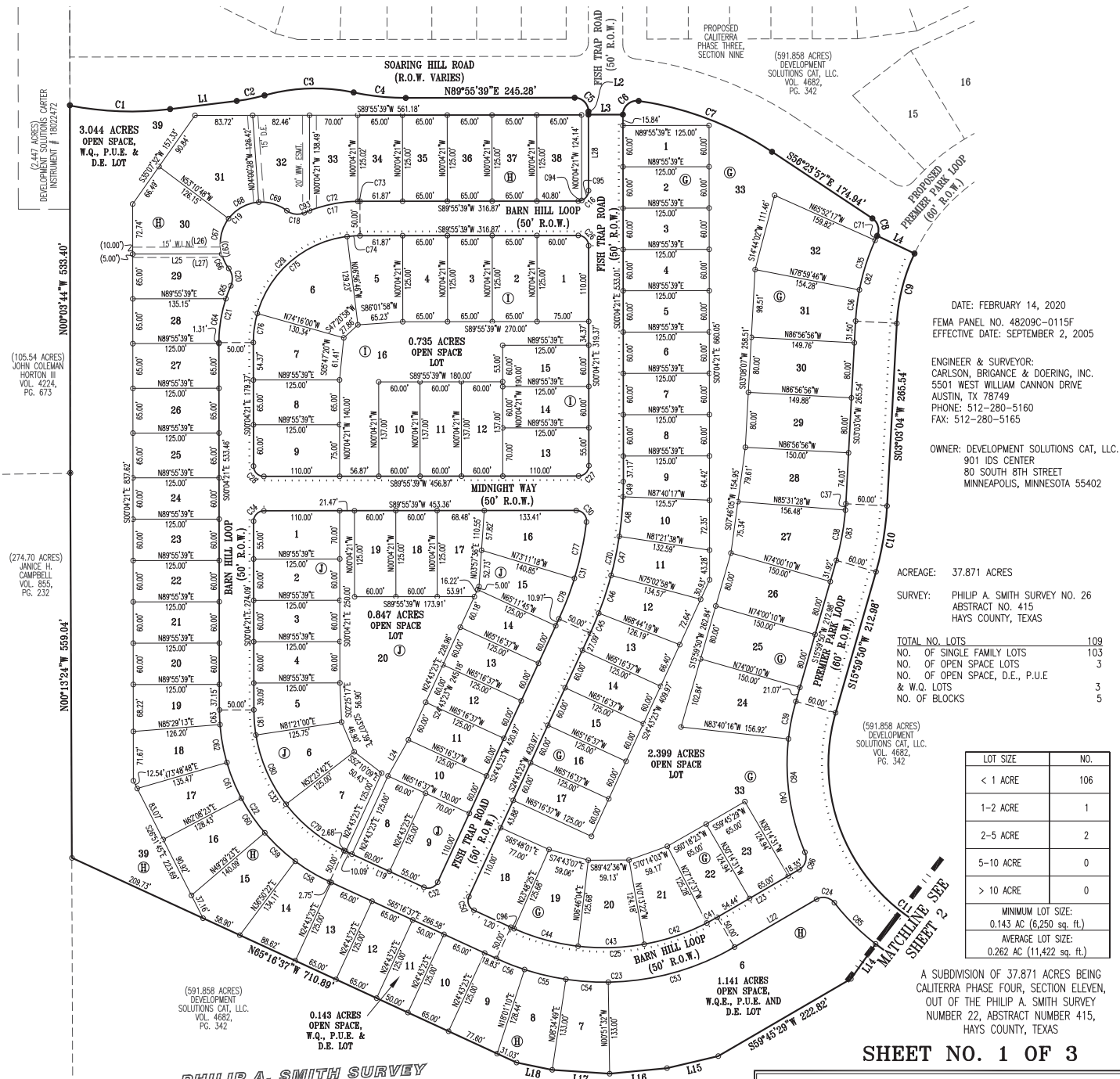
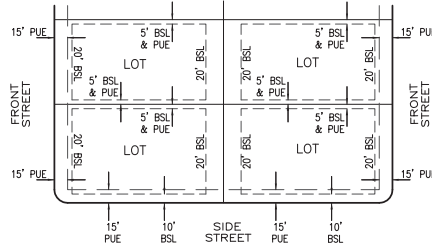
### LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- ⊙ 5/8" IRON ROD FOUND
- 17 LOT NUMBER
- Ⓜ BLOCK DESIGNATION
- ⋯ SIDEWALKS
- (XXXX) EASEMENT ANNOTATION

### LINEAR FOOTAGE OF RIGHT-OF-WAY

PREMIER PARK LOOP (MINOR ARTERIAL)	60' R.O.W.	1,987'
BARN HILL LOOP (LOCAL STREET)	50' R.O.W.	2,245'
FISH TRAP ROAD (LOCAL STREET)	50' R.O.W.	1,210'
MIDNIGHT WAY (LOCAL STREET)	50' R.O.W.	537'
TOTAL		5,979'

### TYPICAL LOT, BUILDING SETBACK LINE AND EASEMENT LOCATION DETAIL (1" = 100')



DATE: FEBRUARY 14, 2020  
 FEMA PANEL NO. 48209C-0115F  
 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

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

ACREAGE: 37.871 ACRES  
 SURVEY: PHILIP A. SMITH SURVEY NO. 26  
 ABSTRACT NO. 415  
 HAYS COUNTY, TEXAS

TOTAL NO. LOTS 109  
 NO. OF SINGLE FAMILY LOTS 103  
 NO. OF OPEN SPACE LOTS 3  
 NO. OF OPEN SPACE, D.E., P.U.E. & W.Q. LOTS 3  
 NO. OF BLOCKS 5

LOT SIZE	NO.
< 1 ACRE	106
1-2 ACRE	1
2-5 ACRE	2
5-10 ACRE	0
> 10 ACRE	0

MINIMUM LOT SIZE:  
0.143 AC (6,250 sq. ft.)  
 AVERAGE LOT SIZE:  
0.262 AC (11,422 sq. ft.)

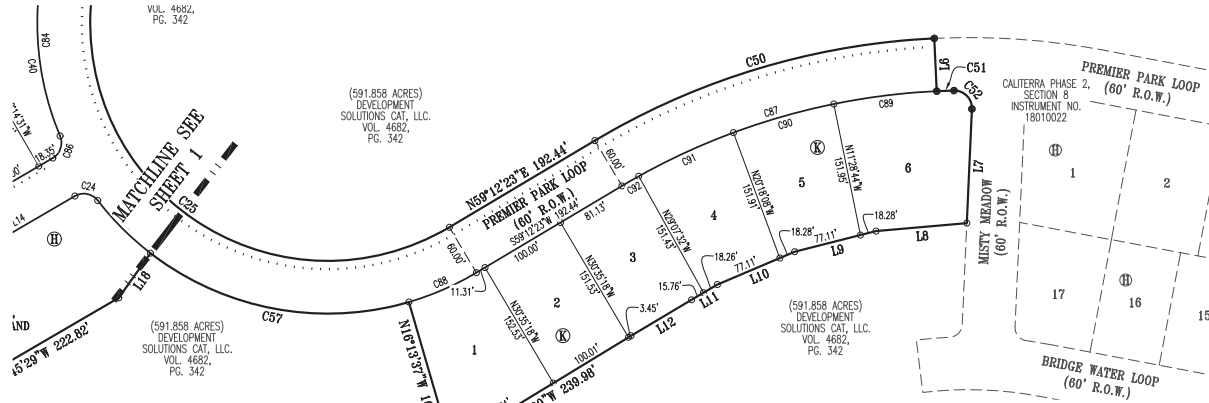
## SHEET NO. 1 OF 3

PHILIP A. SMITH SURVEY  
 NO. 26, ABSTRACT NO. 415

**Carlson, Brigance & Doering, Inc.**  
 FIRM ID #F3791 REG. # 10024900

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

# CALITERRA PHASE FOUR SECTION ELEVEN



Line #	Length	Direction
L1	6.12	S81°27'29"E
L2	97.38	N83°00'03"E
L3	4.60	S02°04'21"E
L4	50.00	N89°55'39"E
L5	60.00	S64°36'44"E
L6	60.00	S02°43'05"E
L7	129.82	S02°33'18"W
L8	103.55	S84°57'05"W
L9	95.38	S75°47'48"W

Line #	Length	Direction
L10	95.38	S66°58'24"W
L11	34.03	S59°27'15"W
L12	83.59	S84°25'18"W
L13	127.77	N65°16'37"W
L14	137.79	S59°45'29"W
L15	137.79	S59°40'29"W
L16	58.81	N65°16'37"W
L17	110.40	N00°04'21"W
L18	62.10	S35°18'00"W

Line #	Length	Direction
L19	76.48	S76°50'25"W
L20	83.59	S84°25'18"W
L21	83.59	N86°08'21"W
L22	52.83	N78°26'21"W
L23	60.21	S29°29'12"W
L24	129.19	N89°55'39"E

Easement Line Table		
Line #	Length	Direction
(L26)	127.44	S89°55'39"W
(L27)	130.75	N89°55'39"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	14.39	91.33	S78°00'09"E	14.37	7.21	9°10'37"
C2	125.86	464.00	S89°13'43"E	125.47	63.32	15°32'27"
C3	41.17	270.00	N78°37'58"E	41.13	20.62	8°44'11"
C4	130.75	270.00	N88°08'13"E	129.47	66.68	27°44'43"
C5	76.12	362.01	S84°00'53"E	75.98	38.20	12°02'55"
C6	31.42	20.00	S45°04'21"E	28.28	20.00	90°00'00"
C7	34.28	20.00	N49°01'43"E	30.23	23.09	98°12'08"
C8	208.94	470.00	S69°08'05"E	207.23	106.23	25°28'17"
C9	28.55	20.00	S15°30'20"E	26.19	17.32	81°47'12"
C10	105.26	270.00	S14°13'10"W	104.59	53.31	22°20'12"
C11	97.16	430.00	S09°31'27"W	96.95	48.79	12°56'46"
C12	311.78	325.00	N87°14'26"E	299.96	169.06	54°57'54"
C13	23.56	15.00	S20°16'37"E	21.21	15.00	90°00'00"
C14	227.20	525.00	N12°19'31"E	225.43	115.41	24°47'44"
C15	7.25	330.00	S24°45'30"W	7.25	3.63	1°15'32"
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	312.86	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"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C25	644.61	270.00	S22°23'53"E	502.06	681.78	136°47'26"
C26	23.56	15.00	N45°01'42"W	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°52'16"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	330.00	S11°09'46"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"

AREA TABLE	
AREA WITHIN SUBDIVISION	37.871 ACRES (1,651,418 sq. ft.)
AREA OF SINGLE FAMILY LOTS	22.715 ACRES (944,636 sq. ft.)
AREA WITHIN PRIVATE STREETS	7.315 ACRES (318,645 sq. ft.)

BLOCK 'G'		
LOT NO.	ACREAGE	SQ. FT.
1	0.172 ACRES	7,500 SQ. FT.
2	0.172 ACRES	7,500 SQ. FT.
3	0.172 ACRES	7,500 SQ. FT.
4	0.172 ACRES	7,500 SQ. FT.
5	0.172 ACRES	7,500 SQ. FT.
6	0.172 ACRES	7,500 SQ. FT.
7	0.172 ACRES	7,500 SQ. FT.
8	0.172 ACRES	7,500 SQ. FT.
9	0.177 ACRES	7,728 SQ. FT.
10	0.191 ACRES	8,334 SQ. FT.
11	0.205 ACRES	8,940 SQ. FT.
12	0.193 ACRES	8,427 SQ. FT.
13	0.180 ACRES	7,838 SQ. FT.
14	0.172 ACRES	7,500 SQ. FT.
15	0.172 ACRES	7,500 SQ. FT.
16	0.172 ACRES	7,500 SQ. FT.
17	0.172 ACRES	7,500 SQ. FT.
18	0.223 ACRES	9,730 SQ. FT.
19	0.227 ACRES	9,886 SQ. FT.
20	0.225 ACRES	9,813 SQ. FT.
21	0.225 ACRES	9,800 SQ. FT.
22	0.196 ACRES	8,856 SQ. FT.
23	0.186 ACRES	8,121 SQ. FT.
24	0.312 ACRES	13,598 SQ. FT.
25	0.275 ACRES	12,000 SQ. FT.
26	0.275 ACRES	12,000 SQ. FT.
27	0.322 ACRES	14,034 SQ. FT.
28	0.286 ACRES	12,465 SQ. FT.
29	0.275 ACRES	11,995 SQ. FT.
30	0.275 ACRES	11,986 SQ. FT.
31	0.304 ACRES	13,230 SQ. FT.
32	0.322 ACRES	14,459 SQ. FT.
33	2.399 ACRES	104,515 SQ. FT.

BLOCK 'H'		
LOT NO.	ACREAGE	SQ. FT.
6	1.141 ACRES	49,721 SQ. FT.
7	0.220 ACRES	9,577 SQ. FT.
8	0.220 ACRES	9,574 SQ. FT.
9	0.202 ACRES	8,819 SQ. FT.
10	0.187 ACRES	8,125 SQ. FT.
11	0.143 ACRES	6,250 SQ. FT.
12	0.187 ACRES	8,125 SQ. FT.
13	0.187 ACRES	8,125 SQ. FT.
14	0.219 ACRES	9,522 SQ. FT.
15	0.251 ACRES	10,926 SQ. FT.
16	0.229 ACRES	9,989 SQ. FT.
17	0.208 ACRES	9,049 SQ. FT.
18	0.210 ACRES	9,159 SQ. FT.
19	0.182 ACRES	7,926 SQ. FT.
20	0.172 ACRES	7,500 SQ. FT.
21	0.172 ACRES	7,500 SQ. FT.
22	0.172 ACRES	7,500 SQ. FT.
23	0.172 ACRES	7,500 SQ. FT.
24	0.172 ACRES	7,500 SQ. FT.
25	0.187 ACRES	8,125 SQ. FT.
26	0.187 ACRES	8,125 SQ. FT.
27	0.187 ACRES	8,125 SQ. FT.
28	0.191 ACRES	8,339 SQ. FT.
29	0.207 ACRES	9,017 SQ. FT.
30	0.284 ACRES	12,361 SQ. FT.
31	0.337 ACRES	14,691 SQ. FT.
32	0.241 ACRES	10,513 SQ. FT.
33	0.208 ACRES	9,074 SQ. FT.
34	0.187 ACRES	8,125 SQ. FT.
35	0.187 ACRES	8,125 SQ. FT.
36	0.187 ACRES	8,125 SQ. FT.
37	0.187 ACRES	8,125 SQ. FT.
38	0.187 ACRES	8,125 SQ. FT.
39	3.054 ACRES	133,049 SQ. FT.

BLOCK 'I'		
LOT NO.	ACREAGE	SQ. FT.
1	0.214 ACRES	9,326 SQ. FT.
2	0.187 ACRES	8,125 SQ. FT.
3	0.187 ACRES	8,125 SQ. FT.
4	0.187 ACRES	8,125 SQ. FT.
5	0.213 ACRES	9,282 SQ. FT.
6	0.317 ACRES	13,804 SQ. FT.
7	0.234 ACRES	10,179 SQ. FT.
8	0.187 ACRES	8,125 SQ. FT.
9	0.214 ACRES	9,326 SQ. FT.
10	0.189 ACRES	8,220 SQ. FT.
11	0.189 ACRES	8,220 SQ. FT.
12	0.189 ACRES	8,220 SQ. FT.
13	0.200 ACRES	8,701 SQ. FT.
14	0.172 ACRES	7,500 SQ. FT.
15	0.172 ACRES	7,500 SQ. FT.
16	0.735 ACRES	32,016 SQ. FT.

BLOCK 'K'		
LOT NO.	ACREAGE	SQ. FT.
1	0.417 ACRES	18,185 SQ. FT.
2	0.349 ACRES	15,203 SQ. FT.
3	0.352 ACRES	15,328 SQ. FT.
4	0.373 ACRES	16,255 SQ. FT.
5	0.373 ACRES	16,266 SQ. FT.
6	0.487 ACRES	21,235 SQ. FT.

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	406.71	830.00	N73°14'40"E	402.85	207.52	28°04'31"
C51	19.55	770.00	N88°00'22"E	19.55	9.77	1°27'17"
C52	32.75	20.00	S44°21'04"E	29.21	21.38	93°49'21"
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"
C57	310.21	330.00	N79°17'49"W	298.91	167.64	53°51'36"
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	23.43	60.00	S26°03'58"E	23.29	11.87	22°23'03"
C67	54.14	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	71.65	205.00	S79°02'27"W	71.28	36.19	20°01'29"
C71	31.3	205.00	S89°29'25"W	31.31	1.56	0°52'27"
C72	18.72	155.00	S86°28'01"W	18.71	9.37	6°55'15"

Easement Curve Table						
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	Tangent	DELTA
C75	181.99	155.00	S49°22'12"W	171.72	103.12	67°16'23"
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			

# CALITERRA PHASE FOUR SECTION ELEVEN

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

**"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.

WITNESS MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_ A.D.

By: \_\_\_\_\_  
GREGORY L. RICH, MANAGER  
DEVELOPMENT SOLUTIONS CAT, LLC

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: \_\_\_\_\_

CITY OF DRIPPING SPRINGS ADMINISTRATIVE PLAT APPROVAL

THIS PLAT, CALITERRA PHASE FOUR SECTION ELEVEN, 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, 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 GILPIN, 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 BEGIN UNTIL ALL HAYS COUNTY AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.

\_\_\_\_\_  
CAITLYN STRICKLAND, DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

\_\_\_\_\_  
TOM POPE, R.S., 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, 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 FINAL PLAT 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 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 F.I.R.M. PANEL NO 48209C 0115F, 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. AND 5' ALONG EACH SIDE LOT LINE.
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 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 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. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPED 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.
27. ALL SIDEWALKS 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 NUMBER 14021130 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS).

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-0115F, BOTH 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



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



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.

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

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

**SHEET NO. 3 OF 3**

**Carlson, Brigance & Doering, Inc.**

FIRM ID #F3791    ♦    REG. # 10024900

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