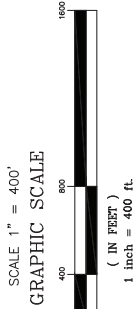
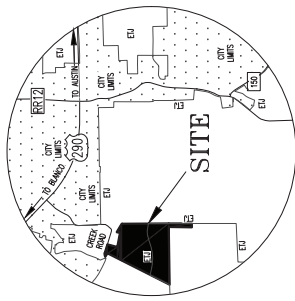


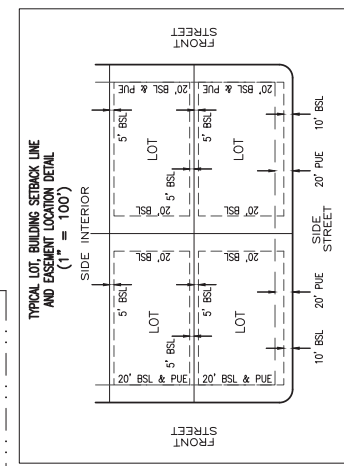
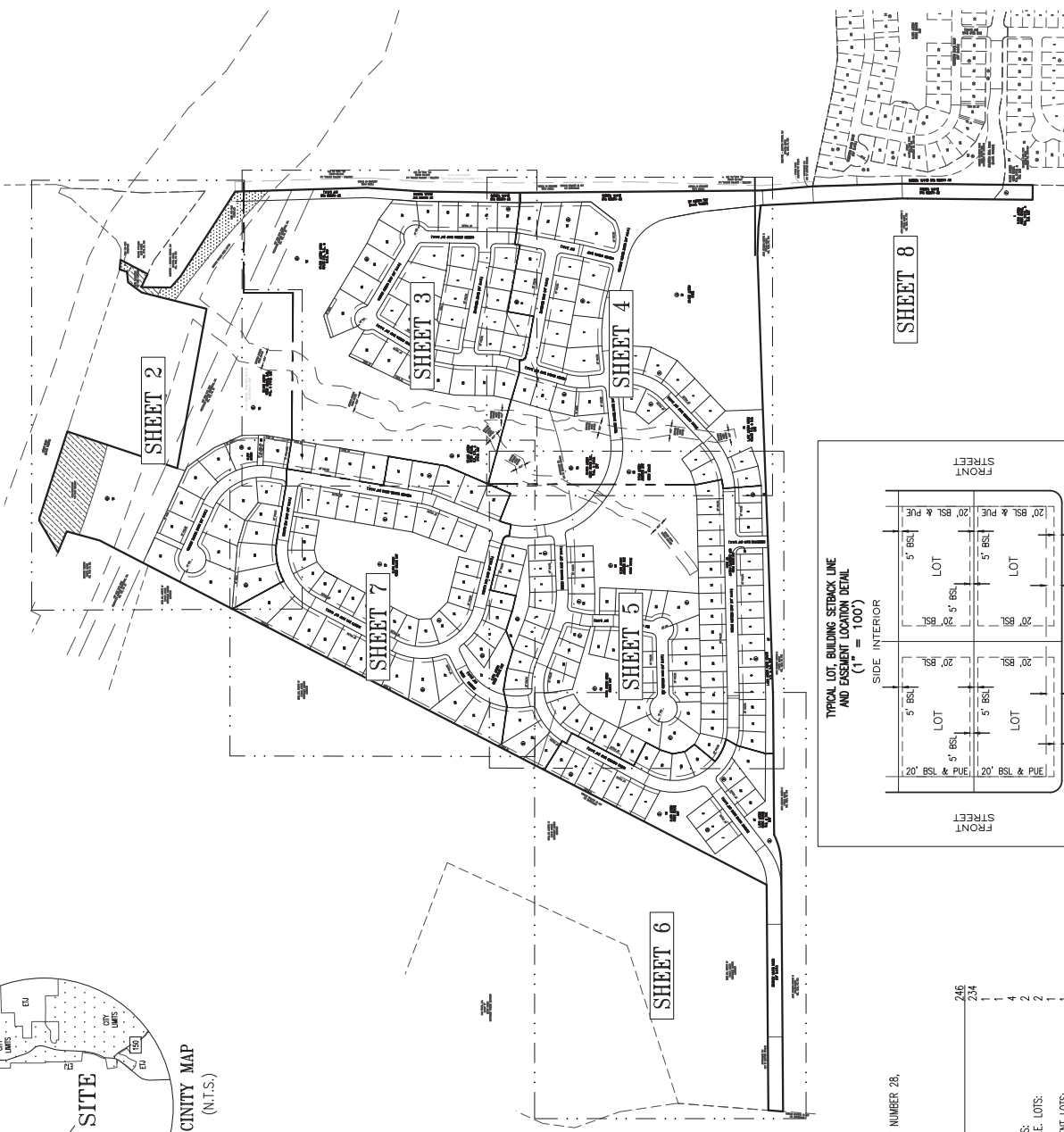
THE RANCH AT CALITERRA FINAL PLAT



- LEGEND**
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET WITH "C80 SETSTONE" CAP
 - ⊙ WOOD FENCE POST
 - △ ROD NAIL FOUND
 - ▲ MAG NAIL FOUND
 - ▲ CALCULATED POINT
 - 17 LOT NUMBER
 - ① BLOCK DESIGNATION
 - WM WASTEWATER EASEMENT
 - S.S. SANITARY SEWER
 - P.U.E. PUBLIC UTILITY EASEMENT
 - A.E. ACCESS EASEMENT
 - W.Q.E. WATER QUALITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - APPROXIMATE C.O.D.S. E.T.A. LINE
 - FEWA REGULATORY 100-YEAR FLOODWAY
 - FEWA 100-YEAR FLOODPLAIN

LINEAR FOOTAGE OF RIGHT-OF-WAY

BROOKHOUSE PASS (LOCAL STREET)	60' R.O.W.	192'
BROOKHILL DRIVE (LOCAL STREET)	60' R.O.W.	631'
DREAM CATCHER LOOP (MINOR COLLECTOR)	60' R.O.W.	4,327'
FLY CATCHER COVE (LOCAL STREET)	60' R.O.W.	928'
GARDEN SPRING LOOP (LOCAL STREET)	60' R.O.W.	2,857'
HAWKTREE ROAD (LOCAL STREET)	60' R.O.W.	64'
H.C. CARTER WAY (MINOR COLLECTOR) 100' + F.O.W.	60' R.O.W.	3,781'
PROCTOR GROVE DRIVE (MINOR COLLECTOR)	60' + F.O.W.	1,981'
ROBINSON DRIVE (LOCAL STREET)	60' R.O.W.	2,145'
ROBINSONS EGG LOOP (LOCAL STREET)	60' R.O.W.	2,145'
WASKEY BARREL DRIVE (MINOR COLLECTOR)	60' R.O.W.	2,920'
		21,873'



DATE: JULY 19, 2023
 FIRM PANEL NO. 48208C0105F AND 48208C0115F
 EFFECTIVE DATE: SEPTEMBER 2, 2005

ENGINEER & SURVEYOR:
 CARLSON, BRIGANCE & DOERING, INC.
 5501 WEST WILLIAM CANNON DRIVE
 DALLAS, TX 75251
 PHONE: 512-286-5160
 FAX: 512-286-5165

OWNER:
 CF GS&K CARTER, LLC
 12222 MERIT DRIVE,
 SUITE 1050
 DALLAS, TX 75251

ACREAGE: 200.024 ACRES

SURVEY:
 BENJAMIN F. HANNA SURVEY NUMBER 28,
 ABSTRACT NUMBER 222
 HAYS COUNTY, TEXAS

TOTAL NO. LOTS	246
NO. OF SINGLE FAMILY LOTS	234
NO. OF PARK LOTS	1
NO. OF AMENITY LOT AND OPEN SPACE	1
NO. OF OPEN SPACE LOTS & D.E. LOTS	4
NO. OF OPEN SPACE W.Q. & D.E. LOTS	2
NO. OF OPEN SPACE AND A.E. LOTS	2
NO. OF A.E., W.Q., D.E., & S.S. EASEMENT LOTS	1
NO. OF BLOCKS	10

A SUBDIVISION OF 200.024 ACRES BEING THE RANCH AT CALITERRA, OUT OF THE BENJAMIN F. HANNA SURVEY NUMBER 28, ABSTRACT NUMBER 222, HAYS COUNTY, TEXAS

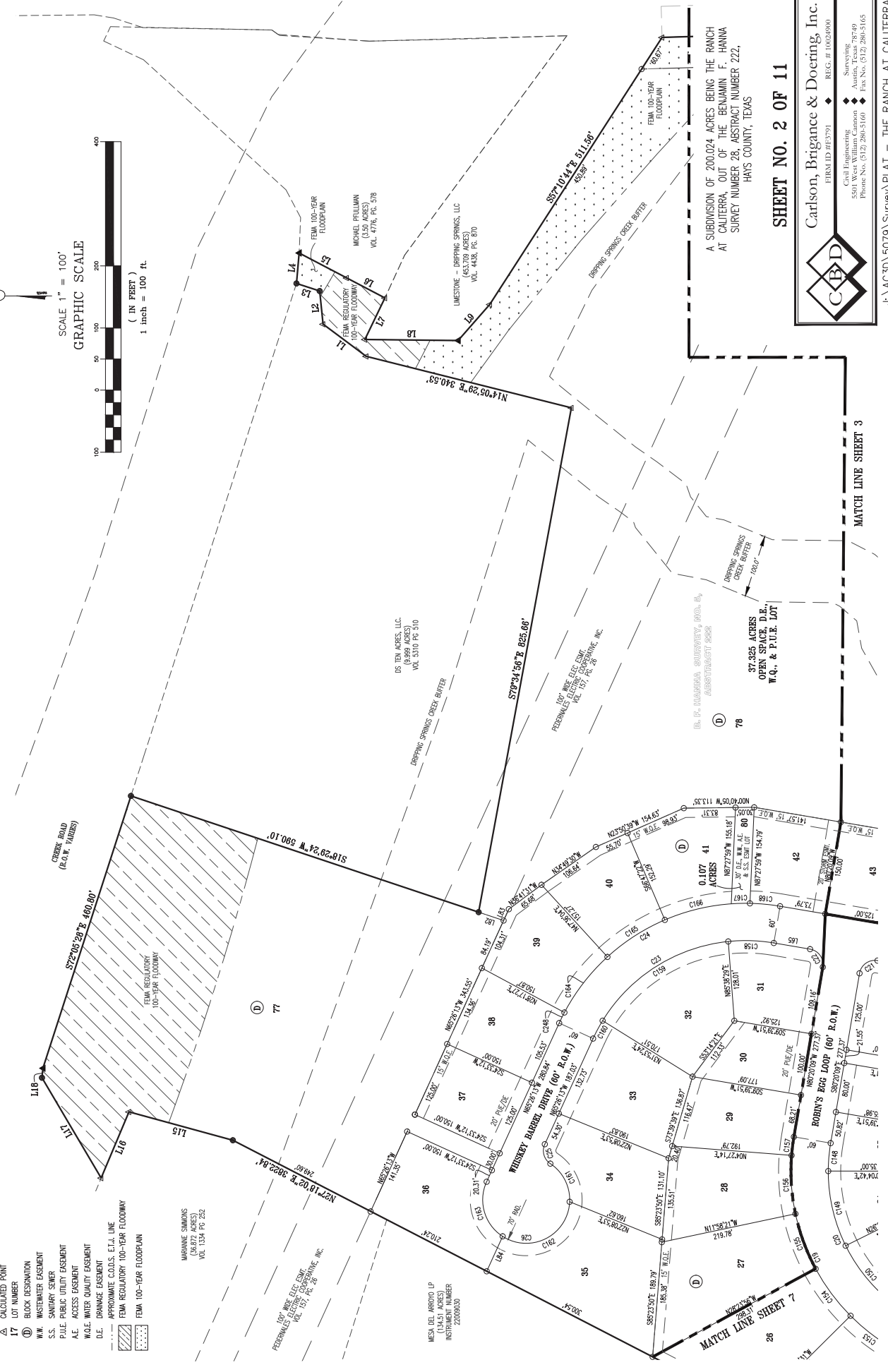
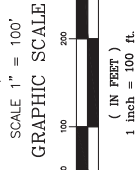
SHEET NO. 1 OF 11

Carlson, Brigance & Doering, Inc.
 FIRM ID #E3791 REG. # 10024900
 Civil Engineering & Surveying
 5501 West William Cannon Drive, Suite 1050
 Dallas, Texas 75251
 Phone No. (512) 286-5160 Fax No. (512) 286-5165

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204)

THE RANCH AT CALITERRA FINAL PLAT

- LEGEND**
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET
 - ⊙ W/TH "CDB SESSION" CAP
 - ⊙ WOOD FENCE POST
 - △ ROD NAIL FOUND
 - ▲ IRG NAIL FOUND
 - ▲ IAG NAIL FOUND
 - △ CALCULATED POINT
 - 17 LOT NUMBER
 - Ⓧ BLOCK DESIGNATION
 - W.W. WASTEWATER EASEMENT
 - S.S. SANITARY SEWER
 - P.U.E. PUBLIC UTILITY EASEMENT
 - A.E. ACCESS EASEMENT
 - W.Q.E. WATER QUALITY EASEMENT
 - D.L.E. DRAINAGE EASEMENT
 - APPROXIMATE COORDS. E.L.A. LINE
 - ▨ FEMA REGULATORY 100-YEAR FLOODPLAIN
 - ▨ FEMA 100-YEAR FLOODPLAIN



A SUBDIVISION OF 200.024 ACRES BEING THE RANCH AT CALITERRA, OUT OF THE BENJAMIN F. HANNA SURVEY NUMBER 28, ABSTRACT NUMBER 222, HAYS COUNTY, TEXAS

SHEET NO. 2 OF 11

Carlson, Brigrance & Doering, Inc.
FIRM ID #E3791 REG. # 10024900
Civil Engineering Surveying
5504 West Loop South
Phone No. (512) 286-5160 Fax No. (512) 286-5165

J:\AC3D\5079\Survey\PLAT - THE RANCH AT CALITERRA

THE RANCH AT CALITERRA FINAL PLAT



SCALE 1" = 100'
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- ⊙ WITH "CBO" SETSTONE™ CAP
- ⊙ WOOD FENCE POST
- ▲ MAG NAIL FOUND
- △ CALCULATED POINT
- 17 LOT NUMBER
- Ⓛ BLOCK DESIGNATION
- W.W. WASTEWATER EASEMENT
- S.S. SANITARY SEWER
- P.U.E. PUBLIC UTILITY EASEMENT
- A.E. ACCESS EASEMENT
- W.E. WASTE WATER EASEMENT
- D.E. DRAINAGE EASEMENT
- APPROXIMATE C.O.D.S. E.T.I. LINE
- ▨ FEMA REGULATORY 100-YEAR FLOODWAY
- ▤ FEMA 100-YEAR FLOODPLAIN



SHEET NO. 4 OF 11

Carlson, Brigrance & Doering, Inc.
 FIRM ID #E3791 REG. # 10024900
 Civil Engineering Surveying
 5504 Valley View Lane
 Phone No. (512) 286-5160 Fax No. (512) 286-5165

A SUBDIVISION OF 200.024 ACRES BEING THE RANCH AT CALITERRA, OUT OF THE BENJAMIN F. HANNA SURVEY NUMBER 28, ABSTRACT NUMBER 222, HAYS COUNTY, TEXAS

J:\AC3D\5079\Survey\PLAT - THE RANCH AT CALITERRA

APPROXIMATE E.U. DECORATED BY OTHERS
 CITY OF BRINING SPRINGS
 Limestone - Drilling Springs, LLC
 (433.709 ACRES)
 VOL. 4438, P. 870

MATCH LINE SHEET 8

JOHN COLEMAN HORTON III
 (105.54 ACRES)
 VOL. 4424, P. 673

13.3009 ACRES
 PARK

586°02'15" W 743.15'

587°48'39" W 760.20'

MATCH LINE SHEET 5

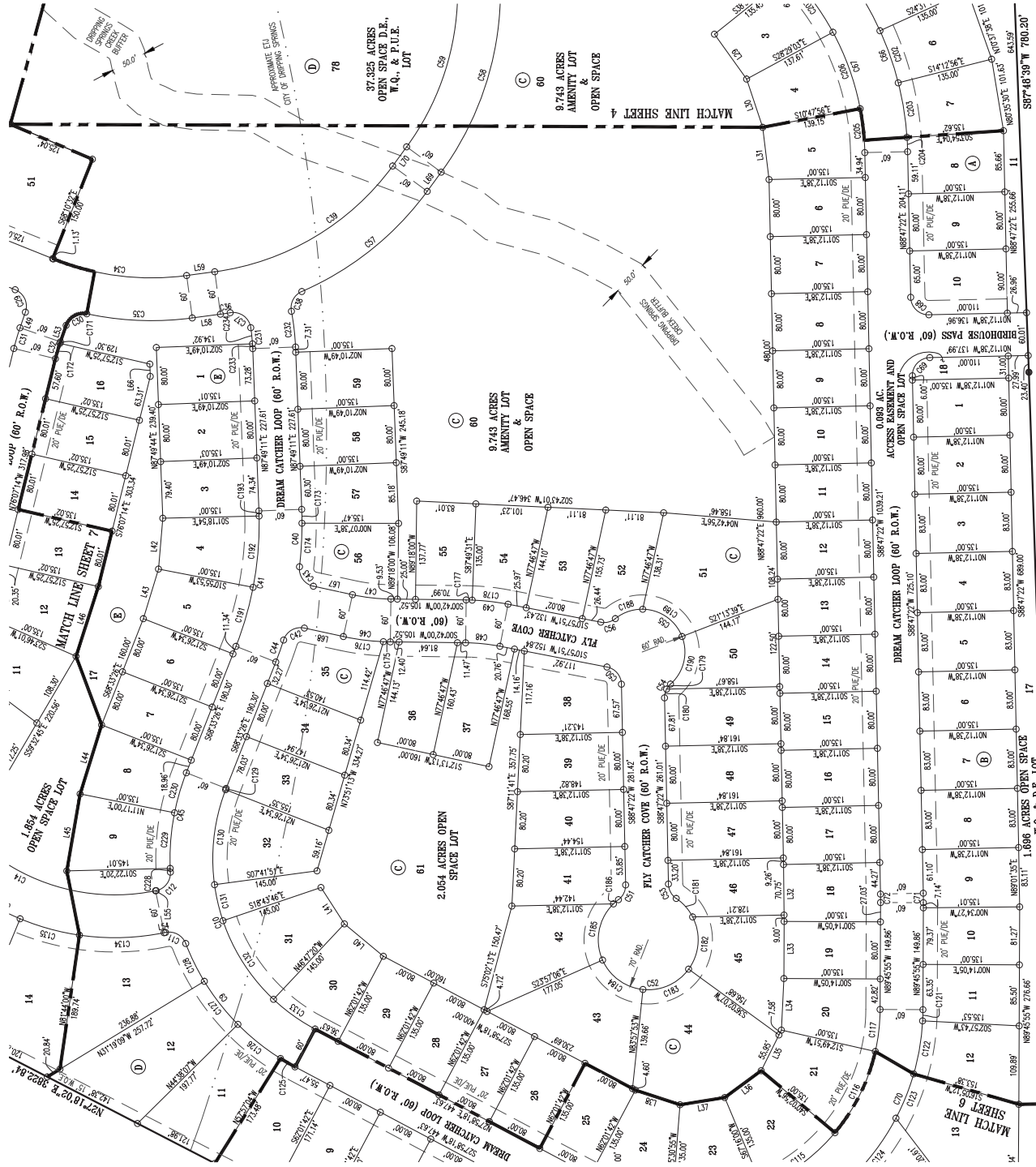
MATCH LINE SHEET 3

THE RANCH AT CALITERRA FINAL PLAT



LEGEND

- 1/2" IRON ROD FOUND
- 1/4" IRON ROD SET
- WITH FEM. SESSIONS CAP
- WOOD FENCE POST
- 60D NAIL FOUND
- ▲ MAG NAIL FOUND
- ▲ CALCULATED POINT
- 17 LOT NUMBER
- Ⓢ BLOCK DESIGNATION
- W.W. WASTEWATER EASEMENT
- S.S. SANITARY SEWER
- P.U. PUBLIC UTILITY EASEMENT
- A.E. ACCESS EASEMENT
- W.E. WATER QUALITY EASEMENT
- D.E. DRAINAGE EASEMENT
- APPROXIMATE C.O.D.S. E.L.L. LINE
- FEMA REGULATORY 100-YEAR FLOODLINE
- FEMA 100-YEAR FLOODPLAIN



A SUBDIVISION OF 200.024 ACRES BEING THE RANCH AT CALITERRA, OUT OF THE BENJAMIN F. HANNA SURVEY NUMBER 28, ABSTRACT NUMBER 222, HAYS COUNTY, TEXAS

SHEET NO. 5 OF 11

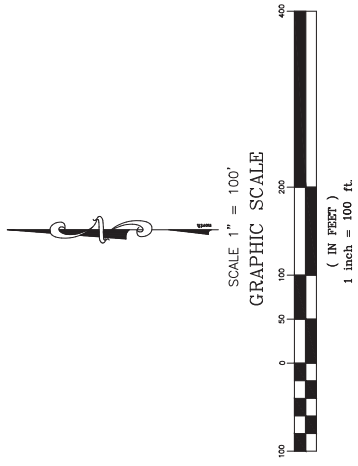
Carlson, Brigrance & Doering, Inc.
 FIRM ID #E3791 REG. # 10024900
 Civil Engineering Surveying
 5504 West Loop West Austin, TX 78749
 Phone No. (512) 286-5160 Fax No. (512) 286-5165



JOHN COLEMAN HORTON III
 110524 AMES
 W.C. 4254, P.C. 613

S89°38'48" W 703.60'

THE RANCH AT CALITERRA FINAL PLAT



LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET WITH "CSD SECTION" CAP
- ⊙ WOOD FENCE POST
- ⊗ 60D NAIL FOUND
- ▲ 60D NAIL FOUND
- △ CALCULATED POINT
- ▽ LOT NUMBER
- BLOCK DESIGNATION
- ▨ W.W. WASTEWATER EASEMENT
- ▩ S.S. SANITARY SEWER
- ▧ P.U.E. PUBLIC UTILITY EASEMENT
- ▦ A.E. ACCESS EASEMENT
- ▤ W.Q.E. WATER QUALITY EASEMENT
- ▣ P.R.A.N.N.I.N.G. EASEMENT
- ▢ APPROXIMATE C.O.D.S. E.T.A. LINE
- ▧ FEMA REGULATORY 100-YEAR FLOODWAY
- ▨ FEMA 100-YEAR FLOODPLAIN



A SUBDIVISION OF 200.024 ACRES BEING THE RANCH AT CALITERRA, OUT OF THE BENJAMIN F. HANNA SURVEY NUMBER 28, ABSTRACT NUMBER 222, HAYS COUNTY, TEXAS

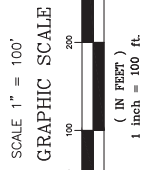
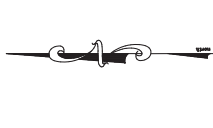
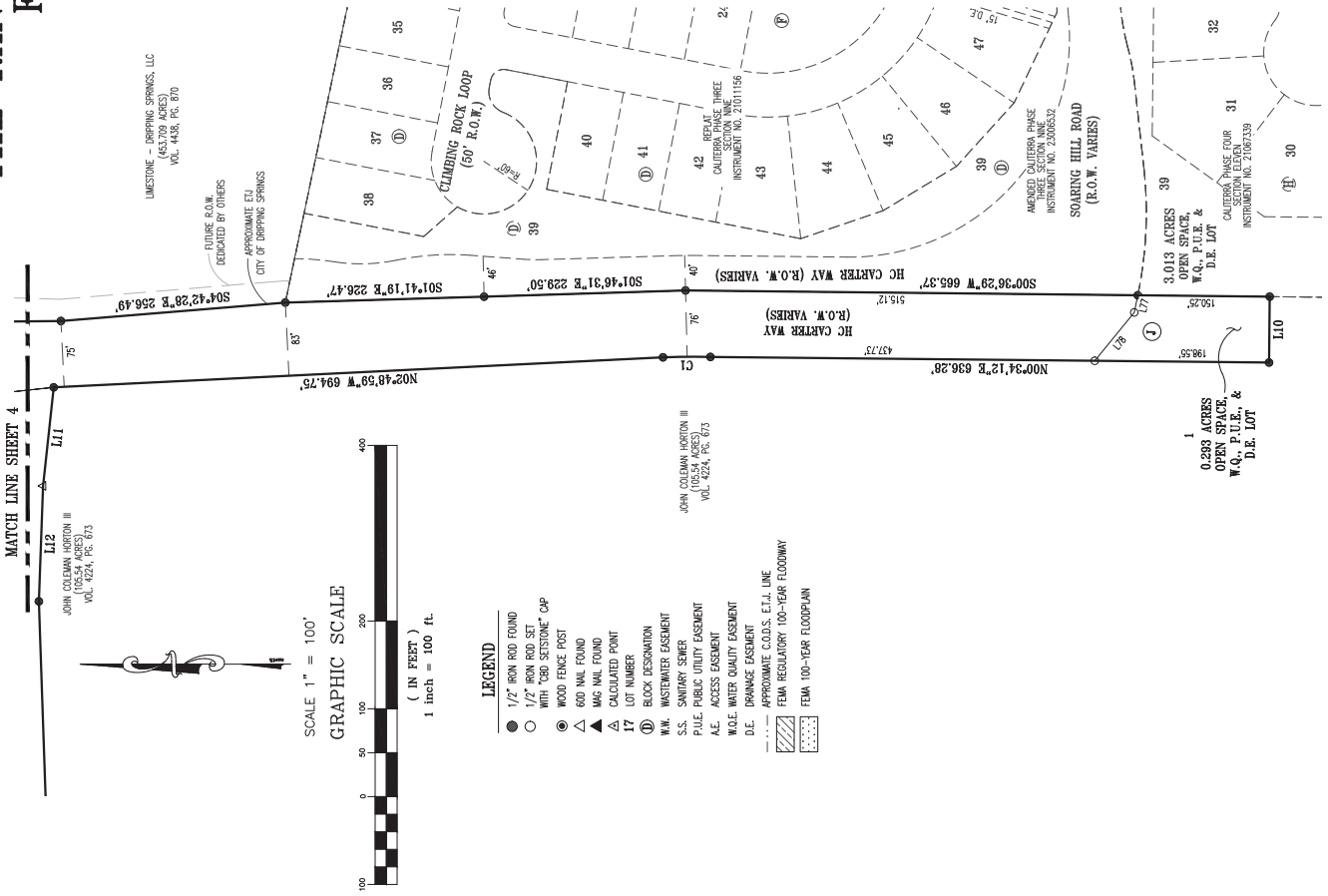
SHEET NO. 7 OF 11

Carlson, Brigrance & Doering, Inc.
 FIRM ID #E3791 REG. # 10024900
 Civil Engineering Surveying
 5504 Vantage Point Avenue, Suite 200
 Austin, Texas 78749
 Phone No. (512) 286-5160 Fax No. (512) 286-5165



J:\AC3D\5079\Survey\PLAT - THE RANCH AT CALITERRA

THE RANCH AT CALITERRA FINAL PLAT



LEGEND

- 1/2" ROW ROD FOUND
- 1/2" ROW ROD SET
- WITH "200 SETSTONE" CAP
- WOOD FENCE POST
- ▲ 600 NAIL FOUND
- ▲ MAG NAIL FOUND
- ▲ CALCULATED POINT
- 17 LOT NUMBER
- ⊕ BUCK DESIGNATION
- W.W. WASTEWATER EASEMENT
- S.S. SANITARY SEWER
- P.U.E. PUBLIC UTILITY EASEMENT
- A.E. ACCESS EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- D.E. DRAINAGE EASEMENT
- APPROXIMATE C.O.D.S. E.T.J. LINE
- ▨ FEMA REGULATORY 100-YEAR FLOODPLAIN
- ▨ FEMA 100-YEAR FLOODPLAIN

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 EDWARDS AQUIFER RECHARGE ZONE.
- THIS PLAT LIES WITHIN THE CITY OF DRIPPING SPRINGS AND HAS COUNTY DEVELOPMENT REGULATIONS.
- THIS PLAT LIES WITHIN THE BOUNDARIES OF THE HAYS COUNTY 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 F.I.R.M. PANEL NO. 4620R03105F AND 4820R0115F, 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 SPECTRUM.
- 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 10'.
- ALL YARDS AND DRAINAGE EASEMENTS OF 20 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED R.O.W.
- UTILITY EASEMENTS SHALL BE LAYED OUT IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS.
- 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 ROADS 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.
- DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS AND 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 ISD #6. THIS IS TO INCLUDE THE PULLING OF BUILDING PERMITS THROUGH THE CITY FOR ALL APPLICABLE CONSTRUCTION.
- PER THE DEVELOPMENT AGREEMENT BETWEEN CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS, INC., THE RANCH AT CALITERRA DEVELOPMENT PROJECT IS SUBJECT TO AN INTEGRATED PEST MANAGEMENT (IPM) PLAN.
- POST-DEVELOPMENT CONDITIONS RUMFRT 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 1725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT CONDITIONS SHALL BE IDENTIFIED IN THE DEVELOPMENT PLAN.
- ALL ROADWAYS AND SIDEWALKS IN THIS DEVELOPMENT ARE TO BE DEDICATED TO THE PUBLIC AND MAINTAINED BY HAYS COUNTY.
- THIS DEVELOPMENT IS SUBJECT TO THE DEVELOPMENT AGREEMENT DATED OCTOBER 5, 2017 BETWEEN THE CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS, INC. RECORDED IN INSTRUMENT NUMBER 17037153, 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.
- PEC EASEMENTS OF FIVE (5) FEET SHALL BE LOCATED ALONG EACH SIDE LOT LINE, A/C PAUS AND A/C UNITS SHALL BE ALLOWED TO ENCRoACH WITHIN THE PEC EASEMENT PER CONSULTATION WITH PEC.
- POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.
- HAYS COUNTY IS NOT RESPONSIBLE FOR SIDEWALK MAINTENANCE. A FULLY EXECUTED LICENSE AGREEMENT MUST BE IN-PLACE PRIOR TO CONSTRUCTION OF SIDEWALKS WITHIN HAYS COUNTY ROW.

WATER QUALITY EASEMENT NOTES:

- WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF COMPLIANCE WITH CITY OF DRIPPING SPRINGS WATER QUALITY ORDINANCE AND THE APPROVED TCEQ CONTRIBUTING ZONE PLAN FOR THIS TRACT.
- WATER QUALITY EASEMENTS SHALL BE MAINTAINED TO THE STANDARDS SET BY TCEQ RG-348 FOR VEGETATIVE FILTER STRIPS AND GRASSY SWALES. HOMEOWNERS WILL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF WATER QUALITY EASEMENTS AND ALLOW THE M.U.D. ACCESS TO THESE EASEMENTS FOR INSPECTION.
- SEPTIC FIELDS, TANKS OR FACILITIES ARE PROHIBITED WITHIN THE WATER QUALITY EASEMENTS.
- PARKING OF ANY VEHICLES, TRAILERS OR BOATS IS PROHIBITED WITHIN WATER QUALITY EASEMENTS.
- ALL WATER QUALITY EASEMENTS ARE TO REMAIN UNDISTURBED WITH NO IMPROVISED COVER OR ABOVE GROUND STRUCTURES EXCEPT FOR THE FOLLOWING:
 - ONE 25' WIDE DRIVEWAY CROSSING PER LOT
 - FENCES THAT DO NOT OBSTRUCT FLOW
 - THEY SHALL BE MAINTAINED TO REMAIN OPEN AND UNOCCUPIED BY THE HOMEOWNER
 - WATER METERS, ELECTRIC BOXES AND ANY OTHER UTILITY DESIGNED TO SERVE RESIDENTIAL LOTS.
 - TERRACING TO REDUCE SLOPE WHEN APPROVED BY THE CITY ENGINEER
 - LANDSCAPING IMPROVEMENTS SHALL BE LIMITED TO PERENNIAL, VEGETATIVE IMPROVEMENTS WITH NO HARDSCAPE AND NO INCREASE IN SLOPES. WATER QUALITY AND STORMWATER SYSTEM IMPROVEMENTS WHEN APPROVED BY THE CITY ENGINEER.

SHEET NO. 8 OF 11

Carlson, Brigrance & Doering, Inc.
 Civil Engineering
 5504 Westwood
 Phone No. (512) 286-5160
 Fax No. (512) 286-5165
 REG. # 10024900
 FIRM ID #E3791

A SUBDIVISION OF 200.024 ACRES BEING THE RANCH AT CALITERRA, OUT OF THE BENJAMIN F. HANNA SURVEY NUMBER 28, ABSTRACT NUMBER 222, HAYS COUNTY, TEXAS

THE RANCH AT CALITERRA FINAL PLAT

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	53.89	815.00	N02°29'48"W	53.88	27.01	347.45°
C2	156.74	345.00	S78°25'50"W	155.40	78.75	261°53'
C3	213.00	330.00	N07°10'21"E	209.32	110.35	365°33'
C4	174.30	270.00	N07°10'32"E	171.28	90.31	369°59'15"
C5	37.24	25.00	N48°44'51"W	33.88	24.03	85°20'28"
C6	33.50	25.00	N41°12'52"E	31.05	19.81	76°17'00"
C7	305.50	330.00	S01°35'00"W	290.22	167.57	57°02'23"
C8	554.82	270.00	S39°54'48"E	462.23	417.03	117°44'13"
C9	235.85	330.00	S48°71'18"W	230.86	132.27	49°38'00"
C10	391.35	270.00	S68°42'26"W	359.47	240.86	83°28'16"
C11	35.12	25.00	N04°11'35"E	32.30	21.11	89°39'54"
C12	35.64	25.00	S82°23'40"E	32.70	21.61	81°05'44"
C13	402.55	345.00	S08°01'30"W	400.79	265.48	75°09'24"
C14	373.84	285.00	S08°01'30"W	347.61	210.31	79°59'24"
C15	34.69	25.00	N76°38'27"W	31.88	20.88	82°59'21"
C16	36.07	25.00	N62°15'31"E	33.02	21.88	82°59'21"
C17	470.84	330.00	S04°47'34"W	463.30	314.57	106°05'31"
C18	415.82	330.00	S54°40'04"W	386.50	246.14	106°05'31"
C19	39.27	25.00	N69°32'07"E	35.36	25.00	90°00'00"
C20	37.84	270.00	S63°48'04"W	316.23	195.06	71°14'33"
C21	39.27	25.00	N69°32'07"E	35.36	25.00	90°00'00"
C22	39.27	25.00	N69°32'07"E	35.36	25.00	90°00'00"
C23	353.91	270.00	N02°51'11"W	329.11	207.56	75°08'04"
C24	435.25	330.00	N07°51'11"W	402.24	253.88	79°06'54"
C25	35.31	25.00	S74°02'20"W	32.44	21.32	80°55'25"
C26	318.77	300.00	S155°36'E	106.52	80.08	265°55'04"
C27	57.30	270.00	N154°19'37"E	57.20	38.75	12°09'33"
C28	70.04	330.00	N05°49'35"E	68.91	45.15	12°09'33"
C29	36.09	25.00	N69°32'07"E	32.41	21.32	80°55'25"
C30	36.24	25.00	N69°32'07"E	32.41	21.32	80°55'25"
C31	30.23	330.00	N72°45'18"W	30.22	15.13	51°15'37"
C32	24.74	270.00	N72°45'18"W	24.73	12.38	51°15'37"
C33	225.88	330.00	S58°30'09"E	221.59	117.62	39°14'09"
C34	190.28	370.00	S07°53'17"W	188.19	97.29	29°74'54"
C35	145.79	430.00	S02°16'22"W	145.05	76.15	16°49'15"
C36	13.85	430.00	S08°34'46"E	13.85	6.82	15°42'47"
C37	387.33	25.00	N06°11'11"E	356.88	254.46	91°02'37"
C38	33.80	25.00	N62°11'12"W	31.29	20.06	77°29'29"
C39	298.05	370.00	S39°43'03"E	290.06	197.64	46°09'15"
C40	80.60	430.00	S07°49'25"E	80.52	40.38	8°42'48"
C41	183.78	270.00	S88°22'08"E	182.41	92.29	23°27'25"
C42	36.79	25.00	N29°58'10"W	33.56	22.63	84°18'46"
C43	36.79	25.00	S52°23'58"W	33.56	22.63	84°18'46"
C44	32.70	330.00	S01°30'37"W	32.70	16.36	33°02'40"
C45	143.13	330.00	N08°53'47"W	141.04	72.19	24°40'40"
C46	66.35	330.00	S08°27'38"W	66.24	32.29	11°31'15"
C47	54.29	270.00	S08°27'38"W	54.20	21.24	11°31'15"
C48	48.37	270.00	N08°49'56"E	48.30	24.25	10°15'51"
C49	58.12	330.00	S08°49'56"E	58.04	28.64	10°15'51"
C50	33.86	25.00	N69°32'07"E	31.41	20.18	77°49'31"

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C01	39.27	25.00	S75°55'09"W	35.36	25.00	90°00'00"
C02	21.68	25.00	N09°02'45"E	21.00	11.57	49°40'47"
C03	21.68	25.00	S41°02'28"E	21.00	11.57	49°40'47"
C04	186.30	60.00	S55°53'09"W	119.60	72.96	189°21'34"
C05	21.68	25.00	N09°02'45"E	21.00	11.57	49°40'47"
C06	21.68	25.00	S41°02'28"E	21.00	11.57	49°40'47"
C07	166.78	60.00	S02°36'29"E	163.00	103.00	172°32'33"
C08	21.68	25.00	N09°02'45"E	21.00	11.57	49°40'47"
C09	21.68	25.00	S41°02'28"E	21.00	11.57	49°40'47"
C10	21.68	25.00	N09°02'45"E	21.00	11.57	49°40'47"
C11	137.26	185.00	N82°33'57"E	134.13	71.96	42°30'35"
C12	113.34	185.00	N82°33'57"E	109.91	56.13	27°13'05"
C13	106.65	200.00	N61°45'14"W	103.44	62.88	12°34'46"
C14	126.26	270.00	S09°07'28"E	127.06	65.36	27°13'05"
C15	126.26	270.00	S09°07'28"E	127.06	65.36	27°13'05"
C16	110.52	330.00	S13°37'57"E	110.00	55.78	19°11'17"
C17	30.08	330.00	S01°24'00"E	30.07	15.85	51°32'22"
C18	48.41	330.00	S05°25'56"W	46.70	24.42	82°7'46"
C19	48.41	330.00	S13°10'20"W	46.39	20.23	70°0'58"
C20	29.63	330.00	S19°15'00"W	29.62	14.82	50°8'59"
C21	22.45	270.00	N73°44'16"W	22.45	11.33	44°53'45"
C22	4.86	25.00	S53°32'55"E	4.85	2.44	110°7'52"
C23	30.56	60.00	N65°47'50"E	30.23	15.82	29°16'56"
C24	10.14	60.00	N37°10'18"E	89.88	68.01	97°09'29"
C25	34.47	60.00	S54°00'23"W	34.00	17.73	32°55'12"
C26	16.82	25.00	S59°42'31"E	16.50	8.74	38°23'55"
C27	17.96	330.00	S06°59'25"W	17.96	8.89	30°30'32"
C28	5.36	330.00	N07°15'16"E	5.36	2.83	05°44'45"
C29	78.37	330.00	S65°31'11"E	78.18	39.37	13°36'22"
C30	85.51	330.00	S73°38'13"E	84.44	28.33	10°09'34"
C31	29.51	270.00	N64°17'01"E	29.49	14.77	61°5'41"
C32	50.46	330.00	N83°26'22"E	50.41	25.28	8°45'37"
C33	6.72	270.00	N07°06'22"E	6.72	3.36	12°5'27"
C34	22.78	270.00	N63°58'32"E	22.77	11.40	43°04'04"
C35	26.86	830.00	N85°36'58"E	26.86	13.33	13°05'25"
C36	140.17	830.00	S88°37'55"E	140.00	70.25	94°0'33"
C37	110.09	830.00	S79°59'59"E	110.01	55.13	73°59'59"
C38	54.85	330.00	S93°47'27"W	54.79	27.49	93°12'25"
C39	46.56	330.00	N05°04'11"E	46.52	23.32	87°05'03"
C40	8.29	330.00	N09°49'54"E	8.29	4.15	12°8'22"
C41	13.64	270.00	S09°06'16"W	13.63	6.82	25°3'57"
C42	56.85	330.00	N71°10'59"W	56.88	28.54	9°53'41"
C43	77.63	330.00	N69°32'46"W	76.46	38.69	15°22'29"
C44	75.61	330.00	N61°17'41"W	75.44	37.97	13°07'38"
C45	16.39	330.00	N87°18'28"W	16.39	8.20	23°04'47"
C46	19.00	330.00	S83°47'51"E	19.00	9.50	31°75'51"

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C152	4.74	330.00	N02°33'02"E	4.74	2.37	0°49'25"
C153	94.34	330.00	N49°59'59"E	94.02	47.49	162°24'46"
C154	94.61	330.00	N52°31'01"E	94.29	47.63	162°25'35"
C155	94.61	330.00	N69°48'11"E	94.29	47.63	162°25'35"
C156	94.61	330.00	N64°07'09"E	93.28	48.04	147°47'17"
C157	30.01	330.00	S82°36'29"E	30.00	15.01	51°27'27"
C158	247.23	270.00	N02°14'17"E	238.43	133.35	52°34'10"
C159	74.59	270.00	N61°58'16"W	72.57	36.31	65°4'56"
C160	32.59	270.00	N61°58'16"W	32.57	16.31	65°4'56"
C161	72.05	70.00	S33°08'06"W	68.81	39.58	56°39'27"
C162	146.80	70.00	N07°16'00"W	121.34	121.62	102°08'08"
C163	99.92	70.00	N07°16'00"W	91.65	60.62	81°47'27"
C164	113.69	330.00	S52°16'07"E	113.13	57.41	19°44'22"
C165	110.52	330.00	S12°48'17"E	110.00	55.78	19°11'17"
C166	110.52	330.00	S13°37'57"E	110.00	55.78	19°11'17"
C167	30.08	330.00	S01°24'00"E	30.07	15.85	51°32'22"
C168	48.41	330.00	S05°25'56"W	46.70	24.42	82°7'46"
C169	48.41	330.00	S13°10'20"W	46.39	20.23	70°0'58"
C170	29.63	330.00	S19°15'00"W	29.62	14.82	50°8'59"
C171	2.28	270.00	N17°06'16"W	2.28	1.14	0°29'05"
C172	22.45	270.00	N73°44'16"W	22.45	11.33	44°53'45"
C173	94.34	330.00	S88°37'55"E	94.02	47.49	162°24'46"
C174	94.61	330.00	N65°47'50"E	94.29	47.63	162°25'35"
C175	94.61	330.00	N07°15'16"E	94.29	47.63	162°25'35"
C176	56.58	330.00	N07°15'16"E	56.51	28.36	9°49'25"
C177	8.49	330.00	S01°26'16"W	8.49	4.25	12°8'22"
C178	50.62	330.00	S06°34'10"W	50.57	25.36	8°47'22"
C179	8.94	25.00	N61°46'40"W	8.89	4.52	20°29'38"
C180	35.20	25.00	N65°17'01"W	35.19	17.60	29°11'07"
C181	35.20	25.00	S48°29'25"W	34.64	17.87	28°38'52"
C182	77.24	70.00	N65°34'28"W	73.38	43.08	63°13'18"
C183	73.30	70.00	N23°57'53"W	70.00	40.41	60°00'00"
C184	73.32	70.00	N65°02'35"E	70.01	40.43	60°00'47"
C185	85.37	70.00	S79°00'47"E	80.18	48.90	89°52'38"
C186	9.15	70.00	S40°19'51"E	9.14	4.58	7°29'14"
C187	11.18	60.00	S34°47'05"W	67.08	40.45	67°38'32"
C188	41.38	60.00	S16°57'44"E	40.56	21.55	39°30'45"
C189	71.18	60.00	N62°24'06"W	68.57	41.78	69°41'46"
C190	72.99	60.00	N62°24'06"W	68.57	41.78	69°41'46"
C191	86.23	470.00	S73°46'37"E	86.10	43.23	10°20'41"
C192	100.26	470.00	S80°11'33"E	102.27	50.42	12°14'47"
C193	71.00	470.00	N65°15'08"E	71.00	3.55	05°15'15"
C194	102.41	470.00	N65°15'08"E	101.80	51.83	21°43'57"
C195	124.53	270.00	N11°46'25"E	123.43	63.39	26°25'33"
C196	1.67	270.00	N01°36'58"W	1.67	0.84	0°21'19"
C197	8.47	330.00	S02°06'25"E	8.47	4.24	12°8'22"
C198	104.69	330.00	S07°40'30"W	104.25	52.79	16°10'34"
C199	104.15	330.00	S29°48'14"W	103.71	52.51	16°04'56"
C200	68.40	330.00	S46°46'58"W	68.27	34.32	11°35'30"
C201	140.72	430.00	S65°05'30"W	140.59	70.49	16°45'00"
C202	77.41	430.00	S73°17'58"W	77.30	38.81	10°18'51"

THE RANCH AT CALITERRA FINAL PLAT

Line #	Line Length	Line Direction	Block	Lot	Acres	SOFT.	LOT	SOFT.	Acres	Block	Lot	SOFT.	Acres	SOFT.	Acres
A	1	17.035	0.391	C	34	11,538	0.265	18,750	0.430	F	5	15,000	0.344		
A	2	17,772	0.408	C	35	13,433	0.308	19,422	0.446	F	6	15,000	0.344		
A	3	15,516	0.356	C	36	12,182	0.280	22,383	0.514	F	7	15,000	0.344		
A	4	15,726	0.361	C	37	13,285	0.305	20,951	0.481	F	8	15,386	0.353		
A	5	14,850	0.341	C	38	14,213	0.326	22,872	0.525	F	9	15,140	0.348		
A	6	11,935	0.274	C	39	11,681	0.268	19,887	0.456	F	10	10,807	0.248		
A	7	11,967	0.275	C	40	12,131	0.278	18,750	0.430	F	11	10,807	0.248		
A	8	11,205	0.257	C	41	12,475	0.285	18,750	0.430	F	12	10,807	0.248		
A	9	11,205	0.257	C	42	15,933	0.366	18,750	0.430	F	13	13,135	0.302		
A	10	10,800	0.248	C	43	26,049	0.588	18,750	0.430	F	14	12,815	0.294		
A	11	6,779	1.487	C	44	26,049	0.588	18,750	0.430	F	15	12,815	0.294		
A	12	54,756	13.309	C	45	12,945	0.281	20,532	0.471	F	16	12,446	0.286		
B	1	10,800	0.248	C	47	12,945	0.281	19,374	0.445	F	17	10,941	0.251		
B	2	10,800	0.248	C	48	12,945	0.281	18,988	0.435	F	18	10,941	0.251		
B	3	11,205	0.257	C	49	12,935	0.297	22,348	0.513	F	19	10,941	0.251		
B	4	11,205	0.257	C	50	13,475	0.309	16,811	0.386	F	20	10,941	0.251		
B	5	11,205	0.257	C	51	24,675	0.566	14,500	0.333	F	21	11,526	0.265		
B	6	11,205	0.257	C	52	12,100	0.278	14,500	0.333	F	22	12,751	0.293		
B	7	11,205	0.257	C	53	12,100	0.278	14,500	0.333	F	23	12,751	0.293		
B	8	11,205	0.257	C	54	12,247	0.281	15,303	0.351	F	24	12,751	0.293		
B	9	11,107	0.255	C	55	11,073	0.254	18,282	0.420	F	25	11,506	0.285		
B	10	10,843	0.249	C	56	13,290	0.305	19,391	0.445	F	26	10,840	0.249		
B	11	11,116	0.255	C	57	11,135	0.256	21,394	0.491	F	27	26,806	0.614		
B	12	13,076	0.300	C	58	10,800	0.248	20,377	0.468	G	1	15,714	0.361		
B	13	15,874	0.594	C	59	10,800	0.248	21,257	0.488	G	2	15,795	0.363		
B	14	13,421	0.308	C	60	42,413	0.943	29,643	0.681	G	3	15,795	0.363		
B	15	10,800	0.248	C	61	89,496	2.054	22,294	0.512	G	4	15,795	0.363		
B	16	10,800	0.248	C	62	13,600	0.312	22,516	0.517	G	5	16,615	0.381		
B	17	16,896	0.385	D	1	13,600	0.312	23,389	0.537	G	6	28,163	0.647		
B	18	4,051	0.095	D	2	14,944	0.342	19,422	0.446	G	7	25,198	0.578		
C	1	12,756	0.293	C	3	13,600	0.312	15,007	0.344	G	8	21,764	0.500		
C	2	33,25	0.739	C	4	13,600	0.312	15,007	0.344	G	9	21,764	0.500		
C	3	16,496	0.379	C	5	13,600	0.312	15,007	0.344	G	10	21,764	0.500		
C	4	12,979	0.285	D	6	13,429	0.308	15,007	0.345	H	1	17,729	0.407		
C	5	12,979	0.285	D	7	13,504	0.310	16,044	0.358	H	2	14,175	0.325		
C	6	11,783	0.270	D	8	13,579	0.313	16,917	0.388	H	3	14,175	0.325		
C	7	10,800	0.248	D	9	13,653	0.313	18,402	0.442	H	4	14,175	0.325		
C	8	10,800	0.248	D	10	14,618	0.336	20,372	0.468	H	5	17,053	0.391		
C	9	10,800	0.248	D	11	17,945	0.412	41,736	0.958	H	6	15,694	0.360		
C	10	10,800	0.248	D	12	23,066	0.530	306,269	7.031	H	7	14,850	0.341		
C	11	10,800	0.248	D	13	21,752	0.489	1,625,873	37.325	H	8	15,100	0.347		
C	12	10,800	0.248	D	14	20,977	0.462	944,837	21.168	H	9	14,850	0.341		
C	13	10,800	0.248	D	15	21,752	0.489	4,642	0.107	H	10	16,357	0.375		
C	14	10,800	0.248	D	16	22,808	0.524			H	11	18,401	0.422		
C	15	10,800	0.248	D	17	21,698	0.468			H	12	18,401	0.422		
C	16	10,800	0.248	D	18	31,139	0.715	10,800	0.248	I	1	14,912	0.342		
C	17	10,800	0.248	D	19	24,071	0.553	10,800	0.248	I	2	14,912	0.342		
C	18	10,800	0.248	D	20	19,316	0.443	10,859	0.249	I	3	15,000	0.344		
C	19	11,016	0.253	D	21	19,316	0.443	11,706	0.269	I	4	15,014	0.345		
C	20	10,800	0.248	D	22	18,504	0.425	11,588	0.266	I	5	19,223	0.441		
C	21	10,800	0.248	D	23	18,621	0.427	10,800	0.248	I	6	12,665	0.497		
C	22	11,877	0.273	D	24	18,738	0.430	10,800	0.248	I	7	25,728	0.591		
C	23	13,148	0.302	D	25	18,855	0.433	11,906	0.273	I	8	27,526	0.632		
C	24	13,148	0.302	D	26	24,518	0.565	12,902	0.296	I	9	14,959	0.343		
C	25	13,148	0.302	D	27	32,839	0.754	12,446	0.285	I	10	14,959	0.343		
C	26	10,800	0.248	D	28	25,311	0.581	12,446	0.285	I	11	14,141	0.325		
C	27	10,800	0.248	D	29	25,311	0.581	11,685	0.275	I	12	16,091	0.369		
C	28	10,800	0.248	D	30	19,627	0.451	10,800	0.248	J	1	12,761	0.293		
C	29	10,800	0.248	D	31	15,151	0.348	10,800	0.248	J	2	12,761	0.293		
C	30	10,800	0.248	D	32	18,756	0.431	10,800	0.248	J	3	12,761	0.293		
C	31	10,800	0.248	D	33	27,570	0.633	10,755	0.247	J	4	12,761	0.293		
C	32	12,685	0.291	D	34	27,128	0.623	10,755	0.247	J	5	12,761	0.293		
C	33	14,176	0.325	D	35	23,923	0.549	80,788	1.855	J	6	12,761	0.293		
C	34	14,739	0.338	D	36	25,923	0.587			J	7	12,761	0.293		
C	35	12,131	0.279	D		26,373	0.605			J	8	12,761	0.293		

LOT SIZE	NO.
< 1 ACRE	236
1-2 ACRE	3
2-5 ACRE	2
5-10 ACRE	3
> 10 ACRE	2
MINIMUM LOT SIZE: 0.093 AC (4,051 SQ. FT.)	
AVERAGE LOT SIZE: 0.692 AC (29,705 sq. ft.)	

AREA TABLE	
AREA	200.024 ACRES
WITHIN SUBDIVISION	(67,13,047 SQ. FT.)
AREA OF SINGLE FAMILY LOTS	91,433 ACRES (3,982,823 SQ. FT.)
AREA WITHIN PUBLIC STREETS	32,267 ACRES (1,405,558 SQ. FT.)

A SUBDIVISION OF 200.024 ACRES BEING THE RANCH AT CALITERRA, OUT OF THE BENJAMIN F. HANNA SURVEY NUMBER 28, ABSTRACT NUMBER 222, HAYS COUNTY, TEXAS

SHEET NO. 10 OF 11

Carlson, Brigrance & Doering, Inc.
 FIRM ID #E3791 REG. # 10024900
 Civil Engineering Surveying
 5504 Westwood Austin, TX 78749
 Phone No. (512) 286-5160 Fax No. (512) 286-5165

THE RANCH AT CALITERRA FINAL PLAT

STATE OF TEXAS }
COUNTY OF HAYS }

KNOW ALL MEN BY THESE PRESENTS: THAT CF CS&K CARTER, LLC, ACTING BY AND THROUGH ITS MANAGER, GREGORY RICH, BEING THE OWNER OF A CALLED 200.0 ACRES OF LAND OUT OF THE BENJAMIN F. HANNA SURVEY NUMBER 28, ABSTRACT NUMBER 222, SITUATED IN HAYS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN INSTRUMENT NUMBER 21069740, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 200.024 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS:

"THE RANCH AT CALITERRA"

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
CF CS&K CARTER, LLC
12222 MERIT DRIVE, SUITE 1020
DALLAS, TX 75251

STATE OF TEXAS }
COUNTY OF _____ }

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: _____

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES, AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY. RAINWATER 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 WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

ERIC VAN GAASBEKK, R.S., C.E.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

CHAD GLENN, P.E., CITY ENGINEER

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

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

STATE OF TEXAS }
COUNTY OF HAYS }

THIS PLAT, THE RANCH AT CALITERRA, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.
APPROVED, THIS THE ____ DAY OF _____, 20____

BY: _____
CITY ADMINISTRATOR, MICHELE FISCHER

MIM JAMES, PLANNING & ZONING COMMISSION CHAIR

STATE OF TEXAS:
COUNTY OF HAYS:

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: A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARDOUS AREA AS SHOWN ON THE FEDERAL INSURANCE RATE MAP PANEL NOS. 482090105F AND 482090115F, BOTH DATED SEPTEMBER 02, 2005.



ENGINEERING BY: _____
BRETT R. PASQUARELLA, P.E., NO. 84789 DATE _____
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749

STATE OF TEXAS:
COUNTY OF HAYS:

I, JOHN DAVID KIPP, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLES 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: _____
JOHN DAVID KIPP, R.P.L.S. NO. 5844 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, BECAUSE FLOODS 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 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 PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

DATE: _____

I, ELAINE HANSON CARBENS, 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 INSTRUMENT NO. _____

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____ A.D.

ELAINE HANSON CARBENS BY: _____
COUNTY CLERK
HAYS COUNTY, TEXAS

SHEET NO. 11 OF 11



Carlson, Brigance & Doering, Inc.
FIRM ID #E3791 REG. # 10024900
Civil Engineering Surveying
5501 West William Cannon Ave. Austin, TX 78749
Phone No. (512) 286-5160 Fax No. (512) 286-5165

A SUBDIVISION OF 200.024 ACRES BEING THE RANCH AT CALITERRA, OUT OF THE BENJAMIN F. HANNA SURVEY NUMBER 28, ABSTRACT NUMBER 222, HAYS COUNTY, TEXAS